

CHESTERTON ADVISORY PLAN COMMISSION
NOVEMBER 17, 2016
6:30 p.m.

The meeting was called to order at 6:30 P.M. Present were members T. Kopko, F. Owens, J. Trout R. Poparad, J. Kowalski and President G. Stone. Attorney C. Parkinson was present as legal advisor. Town Engineer M. O'Dell was in attendance. Member J. Ton was absent. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member J. Kowalski moved approval of the minutes from October 20, 2016 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Olson Farms, LLC, Petition to Amend A Planned Unit Development District Easton Park.

Eric Gastevich was present as representation for the petitioner. He told the board that a vast majority of the corrections being made tonight are Scribner errors. The Ordinance would make changes to some the addressing and lot numbers within the subdivision. He told the board the biggest change is to the lots located on the private roads. The product they would be building on those lots was set up based on the size of the foundation and did not take into consideration the eaves and overhangs. They would be looking to reduce the side yard setbacks from 5 feet to 4 feet.

There was no one present to speak in support of the petition.

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Town Engineer M. O'Dell commented that these were minor errors and the developer is ready to go.

Member J. Trout moved to forward a favorable recommendation to the town council for this item seconded by member T. Kopko and passed by unanimous voice vote.

OLD BUSINESS- None

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NEW BUSINESS

Town Engineer M. O'Dell presented the board with documentation from Rensberger Land Surveying. The corrective amendment is a document to modify an existing drainage and utility easement on Lots 1 and 2 of Veselica Subdivision. The property owners are looking to build on Lot 1 of the subdivision and found that there is an existing utility easement. The neighboring resident has a sanitary sewer that runs through the property to a private lift station. The survey indicated that the existing sanitary sewer is not inside the easement and is located right where the proposed house would go. The sanitary sewer has been moved, the easement has been made bigger and this is the corrective amendment showing the sewer being moved.

Attorney C. Parkinson questioned why this item wasn't coming in as an amended plat where the easement would be vacated.

Town Engineer M. O'Dell said this was the process recommended by the county for a private easement.

Attorney C. Parkinson was in agreement because this is a private easement. He requested that the homeowners sign off on this agreement. He commented that he was surprised this was coming before the board and not handled as a private matter.

The agreement would be signed by the president and secretary of the board and then recorded.

Member J. Trout moved approval of the corrective amendment seconded by member T. Kopko and passed by unanimous voice vote.

Town Engineer M. O'Dell said Stone Meadows Subdivision has an infrastructure guarantee which expires in May of 2017. The guarantee is a certified check being held by the town. The agreement said that items should be completed by November of 2016 with the 6-month expiration date being May of 2017. The developer had been notified. He told the board the department would be working on a system for tracking letters of credit.

MISCELLANEOUS BUSINESS- None

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ADJOURNMENT

There being no further business before the board member F. Owens moved adjournment seconded by member T. Kopko and passed by unanimous voice vote.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President