

**CHESTERTON ADVISORY PLAN COMMISSION**  
**SEPTEMBER 18, 2014**  
**6:30 P.M.**

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

**APPROVAL OF MINUTES**

Member T. Kopko moved approval of the minutes from August 21, 2014 seconded by member S. Niepokoj and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC**

**Schilling Development, Brassie Estates**

Jack Slager of Schilling Development was in attendance to acquaint the board with plans for Brassie Estates. The proposed 100 lot residential subdivision would be located just north of the Brassie Golf Course on approximately 44 acres. The lots would be approximately 80 feet by 140 feet. A concept plan of the phases was distributed to the board. Phase I would be comprised of 16 lots coming off the existing clubhouse entrance. He solicited questions from the board.

Member E. DeLaney asked if they have done any testing for the water table out there.

Mr. Slager clarified that Schilling Development is not a builder they are land developers. Several builders interested in building in this area have said the land is good. There will be soil borings done in the very near future. Their hope is to have engineering prints in for the October meeting, get the necessary approvals and begin construction of Phase 1 in the spring of 2015.

Member T. Kopko asked where storm water would go.

Mr. Schilling said the golf course would like more water so for this first phase storm water would go to the existing pond. Future phases would have a detention pond at the north end of the site.

Town Engineer M. O'Dell said developers would go through the town attorney's office to get an agreement from the Brassie for access to the pond.

**PRELIMINARY HEARINGS**

**Estates of Sand Creek, Phase IX, Primary Plat, Lake Erie Land Company**

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Kevin Warren of Lake Erie Land Company said they are interested in creating a separate lot from the old clubhouse location. The clubhouse and parking lot are located within Sand Creek it is the parcel of land located on the west side of Sand Creek Drive. He said that although there are no immediate plans for the proposed lot, they are looking to separate ownership from the balance of the country club property. This parcel would be known as Phase X and could be potentially some form of residential housing, possibly higher density. The site is zoned R-1.

Member S. Niepokoj moved to set this item for public hearing at the October 16, 2014 meeting seconded by member F. Owens and passed by unanimous voice vote.

**CONCEPT REVIEW- None**

**PUBLIC HEARINGS- None**

**OLD BUSINESS**

**Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (check)** Attorney C. Parkinson said they are looking to get a figure for the remaining work and exchange checks.

Town Engineer M. O'Dell said the approximate cost of work to be done is around \$8,000.00. He said there are handicapped ramps and tripping hazards to be addressed.

Attorney C. Parkinson said a maintenance guarantee would be the appropriate action at this time. He would be in touch with Attorney G. Babcock.

**NEW BUSINESS- None**

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**MISCELLANEOUS BUSINESS- None**

**ADJOURNMENT**

There being no further business before the board member S. Niepokoj moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 6:50 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President