

CHESTERTON ADVISORY PLAN COMMISSION
NOVEMBER 20, 2014
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members S. Niepokoj, J. Trout, E. DeLaney, J. Ton, and T. Kopko. Town Engineering staff, M. O'Dell and Chris Nesper were in attendance along with Town Manager B. Doyle. Attorney's C. Parkinson and J. Paulson were present as legal advisors. President G. Stone and member F. Owens were absent. Vice president T. Kopko chaired the meeting. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member S. Niepokoj moved approval of the minutes from October 16, 2014 seconded by J. Trout and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Lake Erie Land Company, Amendment to First Addition to Coffee Creek Center PUD Mainstreet Property Group Jeff Ban a private engineer with DVG was present to speak on behalf of Mainstreet Development. Margaret Blum of Greenberg and Farrow accompanied him. Mr. Ban said Mainstreet is a transitional care facility looking to establish its third site in Northwest Indiana. The proposed site is an 8.5 acre site which is comprised of Blocks 4, 5, 6 and 7 of the First Addition of Coffee Creek Center PUD. It would be located east of Village Point Dr. and north of both Gateway Blvd and the Bone and Joint. Because the development plan does not fit the proposed roads and right-of-ways, they are looking for an amendment to the Coffee Creek PUD Ordinance. He respectfully requested the board to consider setting this item for public hearing at the December meeting.

Attorney C. Parkinson said all the necessary changes have been made to the Ordinance as requested.

Town Engineer M. O'Dell said everything was in order.

Member J. Trout commented that there is a commitment for Coffee Creek Center to include a 17 acre public open space area suitable for soccer and softball. He added that now is a good time to think about the location of that open space before to many other projects start cropping up.

Member S. Niepokoj moved to set this item for public hearing at the December 18, 2014 seconded by member J. Trout and passed by unanimous voice vote.

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Coffee Creek MOB, LLC. Amendment to First Addition to Coffee Creek Center Planned Unit Development Attorney G. Babcock was present as representation for the petitioner. The existing building is located in the First Addition to Coffee Creek on Village Point Dr. and currently houses Duneland Dialysis Center. Mark Chamberlain of Lakeside Wealth Management accompanied him. Attorney Babcock said the financial management group had recently moved from a downtown Chesterton location to this space where they occupy approximately 14,000 square feet of the second floor in the building. This is not a single occupant building and the petitioner is looking to install 2 wall mounted signs. The PUD would be amended to allow signage on the front/north side of the building. The second sign would be located on the east side of the building and easily seen from the toll road. Both signs would be 62.5 feet single sided and internally illuminated. He respectfully requested this item be set for public hearing at the December 18, 2014 meeting.

Member J. Trout moved to set this item for public hearing at the December 18, 2014 meeting seconded by member S. Niepokoj and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS

Lake Erie Land Company, Estates of Sand Creek, Phase X, Primary Plat Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Kevin Warren of Lake Erie Land Company addressed Mr. Trout's comment made earlier regarding open space. He said they are aware of the 17 acre open space commitment. They would be moving forward to make that a priority. He said the project they are specifically here for this evening is a petition which would create a separate lot from the old clubhouse location. The former 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. He requested the board to approve the primary plat.

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.

The building plus the two parking lots would comprise 1.6 acres. There would be some additional easements that would provide access to a pump house that serves the golf course.

Member S. Niepokoj moved to close the public hearing and approve the primary plat for this item seconded by member J. Trout and passed by unanimous roll call vote of 5 to 0.

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Shilling Development, Brassie Estates Subdivision Unit 1 Primary Plat The secretary verified proof of notification, publication, and payment. Jack Slager of Shilling Development was present he was accompanied by John Hannon of Great Lakes Engineering. The lots would be approximately 80 feet by 140 feet. Phase I, would be comprised of 16 lots coming off the existing clubhouse entrance with eight homes on each side of the street. A draft of an agreement with The Brassie Golf Course was submitted for review. The agreement granted Shilling Development use of the Brassie's existing pond to capture storm water runoff for this first phase of the project. Mr. Slager respectfully requested the board's approval.

Jennifer Gadzala of 2671 Bogie Blvd., Chesterton was present to speak in support of the petition although she expressed concerns about water drainage. She said her property is located in Dogwood Estates Subdivision. Her yard abuts the pond located in Dogwood Estates. She cited a storm of 2008 when the Dogwood pond backed up and flooded streets because Gustafson's Ditch had backed up. Her biggest concern is that the water from the Brassie pond would reach Gustafson's Ditch sooner than the water from Dogwood's pond therefore causing overflow. She asked developers to consider covenants restricting homeowners from dumping any sort of yard debris or filling into or near the Gustafson ditch.

Dennis King of 1540 Lob Wedge Ln., Chesterton was present to speak in opposition to the petition. He expressed concerns about traffic along Pearson Road. He said there have been no improvements to that road and the amount of traffic generated by a subdivision of that size would impact that area negatively. He also shared the concerns of Ms. Gadzala.

Mr. Christian of Lob Wedge Ln., Chesterton was present to speak in opposition to the petition. He echoed Gadzala's concerns.

Mr. Slager addressed neighbors concerns. He said the pipe that travels up Pearson Road to carry water from the Dogwood pond would be replaced by a concrete pipe as a part of their improvements. As the project develops they would also be required to widen Pearson Road and add curb and sidewalk. Furthermore there would be a second entrance added along the far north which would allow for two points of access.

The public comment portion of the public hearing was declared closed.

Member J. Trout said he thought the covenants are a good suggestion and should be implemented in future plans.

Member S. Niepokoj asked if the homes along the street would have uniform fencing.

Mr. Slager said yes. They had considered a berm but the widening of the road would prohibit that.

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Attorney C. Parkinson said he did not recall this project coming in front of the utility board. A letter indicating that there is sufficient allocation for sewer would be required.

Member E. DeLaney moved approval of this item contingent upon receiving a letter of allocation from the sewer board seconded by member J. Trout and passed by a unanimous roll call vote of 5 to 0.

Lake Erie Land Company, First Addition to Coffee Creek Center Phase B, Blocks 8 & 10, Lots 1, 2 and 3. The secretary verified proof of publication notification and payment. Mr. Tony Vendramin of Chesterton was present. He presented plans for a strip mall on one parcel and office building for the other two. He respectfully requested the board to approve the petition.

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.

Attorney C. Parkinson once again questioned sewer allocation.

Town Engineer M. O'Dell said this was reviewed and infrastructure has already been installed.

Member E. DeLaney moved approval of this item seconded by member S. Niepokoj and passed by a unanimous roll call vote of 5 to 0.

OLD BUSINESS

Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (check) No new information was presented. This item would remain on the agenda but there would be no discussion until spring of 2015 when the work can be done.

NEW BUSINESS

Lake Erie Land Company, Estates of Sand Creek, Phase X, Secondary Plat Kevin Warren said there is no difference from what was originally platted. They are just looking to sub divided this portion of property from the other.

Attorney C. Parkinson commented all legal and engineering is ok.

Member J. Trout moved approval of the secondary plat for this item seconded by J. Ton and passed by unanimous voice vote.

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Lake Erie Land Company, First Addition to Coffee Creek Center Phase B, Blocks 8 & 10, Lots 1, 2 and 3, Secondary Plat. There were no changes from the primary plat. All legal and engineering was in order.

Member E. DeLaney moved approval of the secondary plat for this item seconded by member S. Niepokoj and passed by unanimous voice vote.

BMS Property Management, LLC, William L. Stone and Marcie L. Stone, Owners
Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by William Stone. Attorney Babcock said the streets and infrastructure is in place. He submitted two letters of credit for approval. There would be a two year infrastructure guarantee in the amount of \$51,670.00 and a sidewalk guarantee in the amount of \$65,175.00. He made mention that the project was designed having a "T" in the road to provide future connectivity with adjoining land.

Town Engineer M. O'Dell said there are 7 minor issues he is still working with Mr. Stone on. The issues should not be a huge deterrent from approving the secondary plat.

Member J. Trout moved approval of the secondary plat for this item and furthermore accept the letters of credit; Infrastructure Guarantee \$51,670.00, 2-years and Sidewalk Guarantee \$65,175.00, 2-years. The motion was seconded by member S. Niepokoj and passed by unanimous voice vote.

MISCELLANEOUS BUSINESS

Member S. Niepokoj questioned whether to school board is notified of the subdivision approvals.

Attorney C. Parkinson said that as part of the noticing process for primary plat the school board receives notice.

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ADJOURNMENT

There being no further business before the board member J. Trout moved adjournment seconded by member S. Niepokoj and passed by unanimous voice vote. The meeting adjourned at 7:25 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President