

**CHESTERTON ADVISORY PLAN COMMISSION
DECEMBER 18, 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, F. Owens, T. Kopko, J. Ton and President G. Stone. Town Manager B. Doyle and Chris Nesper, Engineering Dept. were in attendance. Attorneys C. Parkinson and J. Paulson were present as legal advisors. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member S. Niepokoj moved approval of the minutes from November 20, 2014 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Wake Robin, Inc. Petition for Plottage of Property Attorney G. Babcock was present as representation for the petitioner, more commonly known as Pioneer Lumber. The property north of the church which consists of three buildings is currently under contract with HP Construction Services Inc. Patrick and Tammy Poland of HP Construction Services, Inc. are interested in relocating their granite fabricating business to Chesterton. The business purchases natural stone in slab form then cuts and polishes to specifications used for countertops and vanities. The buildings would provide enough space for a showroom, machinery and storage area. The parcel is Zoned B-3. It was determined by the town's attorney that the description of uses within that zone didn't fit the lumberyard use; therefore they would also be petitioning the BZA at the December meeting for a Use Variance. He respectfully requested the board to consider setting this item for public hearing at the January 15, 2015 meeting based upon obtaining a Use Variance.

President G. Stone asked if they would use the existing buildings.

Attorney G. Babcock said yes but they would be tearing down one of the buildings that is the smallest and in a bad state of repair.

Attorney Parkinson asked if the sign would stay there.

Attorney G. Babcock said yes. HP Construction would utilize the sign.

Member E. DeLaney moved to set this item for public hearing at the January 15, 2015 meeting seconded by member S. Niepokoj and passed by unanimous voice vote.

**ADVISORY PLAN COMMISSION
DECEMBER 18, 2014
PAGE 2**

Lake Erie Land Company, Amendment to First Addition to Coffee Creek Center PUD Mainstreet Property Group, Primary Plat 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 January meeting where the lot need would be addresses creating an 8.5 acre one lot subdivision that would become Lot 5 of the PUD. He said they have been working closely with the town and engineering and are confident in moving forward.

Member J. Trout asked about the existing drainage system.

Mr. Ban said there is a drainage pipe that runs down the center of the parcel. He said they are working closely with the town, LEL and the conservancy on relocating the pipe.

Member J. Trout moved to set this item for public hearing at the January 15, 2015 meeting seconded by member F. Owens and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS

Lake Erie Land Company, Amendment to First Addition to Coffee Creek Center PUD Mainstreet Property Group Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Attorney G. Babcock was present as representation for the petitioner. The Mainstreet facility would consist of a 77,000 square feet transitional care facility. In referencing the previous presentation from Mr. Ban, Attorney Babcock said the 1998 LEL PUD created blocks and proposed rows and the two pipes would have been in the right of way but because Mainstreet is taking portions of Blocks 4, 5, 6 and 7 to make them one site the pipelines need to be relocated. He gestured to a site plan indicating how the pipes have been rerouted. He walked members of the board through language regarding the storm water drainage requirements for this project. He respectfully requested the board to consider a favorable recommendation to the town council.

Mr. Ban gestured to a site plan depicting the position of the Mainstreet building as it would relate to the best use of the land considering its typography. He said connectivity to the conservancy districts trail system was also an important factor along with the landscape architecture. He respectfully requested the board to send a favorable recommendation.

**ADVISORY PLAN COMMISSION
DECEMBER 18, 2014
PAGE 3**

A letter of support was entered into the file from the Coffee Creek Watershed Conservancy.

Katie Rizer, Executive Director for the Coffee Creek Watershed Conservancy was present to speak in support of the petition. She said her board of directors has found Mainstreet to be great to work with. She commented that there are abundant opportunities for smart growth and this project is certainly one of those desired neighbors. She said they are taking great attention to the way they will monitor their storm water. They are excited about the Mainstreet plans and looking forward to having them in the neighborhood.

Kevin Warren of Lake Erie Land Company spoke in support of the petition. He said Mainstreet really reflects the value of the project and have been great to work with.

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 advised members to consider the amended PUD Ordinance with minor changes since it had been on file. He said the amendments were technical in nature in terms of the storm water issue.

Member J. Trout moved to amend the PUD Ordinance seconded by member J. Ton and passed by unanimous voice vote.

Member E. DeLaney questioned when opening would be.

Mr. Ban said approximately the first quarter of the year 2016.

Member E. DeLaney commented that with the additional traffic needs, he would like to see Lake Erie Land address the cobble paver bumpy road issue.

Member J. Ton moved to close the public hearing and send a favorable recommendation to the town council for the Lake Erie Land Company, Amendment to First Addition to Coffee Creek Center PUD Mainstreet Property Group seconded by member T. Kopko and passed by unanimous roll call vote of 7 to 0.

Coffee Creek MOB, LLC. Amendment to First Addition to Coffee Creek Center

Planned Unit Development The secretary verified proof of publication notification and payment. Attorney G. Babcock was present as representation for the petitioner. Mark Chamberlain of Lakeside Wealth Management accompanied him. The existing building is located in the First Addition to Coffee Creek on Village Point Dr. and currently houses Duneland Dialysis Center. 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

**ADVISORY PLAN COMMISSION
DECEMBER 18, 2014
PAGE 4**

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.

Mr. Mark Chamberlain said that as a local boy it gives him a great amount of pride to start and grow a business in the town of Chesterton. He said growth has been successful and fairly rapid and their footprint now reaches a 150 mile radius. To accommodate that growth this move to a larger building was necessary. The location has challenging visibility and with having clients from all over the Midwest the need for signage exists.

Attorney G. Babcock explained to the board the unique characteristics of the surrounding land which make visibility challenging. Furthermore, adding that the building is no longer of single occupancy. He respectfully requested the board to consider sending a favorable recommendation to the town council.

Katie Rizer, Executive Director for the Coffee Creek Watershed Conservancy was present to speak in support of the petition. She said they are neighbors with Lakeside Wealth Mgmt. She said they have worked together in the past. Mark's company and team worked to help establish an overgrown trail through Re-Building Together. It is critically important that people are able to find Lakeside Wealth Mgmt.

Kevin Warren of Lake Erie Land Company spoke in support of the petition. He commented that some of the outdated standards within Coffee Creek were driven by the rest of the neighborhood. Current date and the scope of some of the projects will demand greater signage then first anticipated.

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

Member J. Trout commented that the scale of signage needed would not be offensive.

Member J. Trout moved to close the public hearing and send a favorable recommendation to the town council for Coffee Creek MOB, LLC. Amendment to First Addition to Coffee Creek Center Planned Unit Development seconded by member T. Kopko and passed by unanimous roll call vote of 7 to 0.

OLD BUSINESS

Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (check) No New Information.

**ADVISORY PLAN COMMISSION
DECEMBER 18, 2014
PAGE 5**

Lake Erie Land Company, Infrastructure Guar., Sidewalks Along Village Green

Kevin Warren said this guarantee is for sidewalks.

**Lake Erie Land Company, Infrastructure Guar., Coffee Creek 1st Addition Phase A
Village Point form Gateway Blvd. to Voyage** Keith Sharpe project manager with Lake Erie Land Company said this guarantee is for sidewalks

**Lake Erie Land Company, Infrastructure Guar., Coffee Creek 2nd Addition Phase A/B
Morgan's Corner** Kevin Warren said the work left is for a final surface coat on the alleyway.

The request for the extension of the letters of credit in all three petitions allows Lake Erie Land the opportunity to complete each item after a significant amount of construction has taken place.

Attorney C. Parkinson explained that these are three petitions to extend expired guarantees. He said he has been working with Kevin Warren, NiSource, Lake Erie Land and Centier Bank. In each case the board would be looking to extend the completion dates to December 31, 2016.

Member T. Kopko moved extend the letter of credit on all three Lake Erie Land Company petitions until December 31, 2016 with an expiration date of June 30, 2017 contingent upon receipt of a letter of credit seconded by member J. Trout and passed by unanimous voice vote.

NEW BUSINESS- None

**ADVISORY PLAN COMMISSION
DECEMBER 18, 2014
PAGE 6**

MISCELLANEOUS BUSINESS

President G. Stone announced that member S. Niepokoj would not be returning to the Plan Commission in the 2015 year. He thanked him for his 8 years of service and hard work.

Member S. Niepokoj commented that it had been a pleasure to serve his community and work with fellow board members.

ADJOURNMENT

There being no further business before the board member J. Trout moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:20 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

President