

**CHESTERTON ADVISORY PLAN COMMISSION
JANUARY 14, 2015
6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members J. Trout, E. DeLaney, F. Owens, T. Kopko, J. Kowalski and President G. Stone. Town Engineer M. O'Dell and Town Manager B. Doyle were in attendance. Attorneys C. Parkinson and J. Paulson were present as legal advisor. The pledge of allegiance was recited.

ELECTION OF OFFICERS

Member J. Trout nominated George Stone for president seconded by member E. DeLaney and passed by unanimous voice vote.

Member E. DeLaney nominated Tom Kopko for vice president seconded by member F. Owens and passed by unanimous voice vote.

Member F. Owens nominated to retain Gail Murawski for secretary seconded by member J. Trout and passed by unanimous voice vote.

Member E. DeLaney appointed member James Kowalski as the Plan Commission representative to the BZA seconded by member J. Trout and passed by unanimous voice vote.

Members of the 2014 Platt Committee consisted of member G. Stone, former member S. Niepokoj and Town engineer M. O'Dell. Member J. Trout nominated G. Stone, F. Owens and M. O'Dell for the 2015 Platt Committee seconded by member E. DeLaney and passed by unanimous voice vote.

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from December 18, 2014 seconded by F. Owens and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Wake Robin, Inc. Petition for Plattage of Property Rules for conducting a public hearing were read aloud. The secretary verified proof of notification, publication and payment. Attorney G. Babcock was present as representation for the petitioner, more commonly known as

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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. Tammy Poland was present at the evenings meeting. Attorney G. Babcock said they are looking to create a lot out of the 2.4 acres where the buildings currently exist. They would be leaving a 60 foot right-of-way to the East side of the parcel so it could be easily extended in the future if necessary. The parcel is Zoned B-3. He respectfully requested the board to consider approving 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.

M. O'Dell explained that any rebuild would be 30 feet off the proposed 60 foot right-of-way. He commented the petition was in order.

Member J. Trout moved to close the public hearing and approval of the Primary Plat seconded by member F. Owens and passed by unanimous voice vote.

Lake Erie Land Company, Amendment to First Addition to Coffee Creek Center PUD Mainstreet Property Group, Primary Plat The secretary verified proof of notification, publication and payment. Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by Jeff Ban a private engineer with DVG and Margaret Blum of Greenberg and Farrow. Mainstreet is a transitional care facility looking to establish a 77,000 square foot state of the art facility at this location. The proposed site is an 8.5 acre site which will create Lot 5 Phase B First Addition to Coffee Creek. He requested the board to consider approving the Primary and Secondary Platt.

Kevin Warren of Lake Erie Land Company was present to speak in support of the petition. He commented that this facility would be a great asset to the community.

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

M. O'Dell said the Primary and Secondary Plat was in order. He requested a copy of the Geo Tech Report.

Member J. Trout moved approval of the Primary and Secondary Plat for this item seconded by member F. Owens and passed by unanimous voice vote.

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OLD BUSINESS

Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (Check)
No new information.

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

**Lake Erie Land Company, Infrastructure Guar., Coffee Creek 1st Addition Phase A
Village Point form Gateway Blvd. to Voyage**

**Lake Erie Land Company, Infrastructure Guar., Coffee Creek 2nd Addition Phase A/B
Morgan's Corner**

Kevin Warren was present as representation for the above three Lake Erie Land items. He said that along with Attorney C. Parkinson they have been working with a Centier Bank representative to get an acceptable letter of credit for these items.

Attorney C. Parkinson reminded the board that they had approved the extension of these items at the December meeting. If the letters of credit are received prior to the February meeting President G. Stone would meet with Attorney Parkinson to sign them. These items would be removed from the agenda unless there is a problem securing the letters of credit.

President G. Stone raised the issue of changing the number of submitted items received from a petitioner. He said that with the consolidation of office space and staff located at the 15th Street office the sharing of plans a site plans makes better sense.

Town Engineer M. O'Dell suggested that petitioners consider submitting 5 copies of plans for the 1st submittal deadline. Once corrections are made a 2nd submittal deadline would contain 12 copies of plans to be distributed to necessary staff and board members. The second submittal would also include a PDF file.

Attorney C. Parkinson said since this is an amendment to the rules of practice, M. O'Dell and attorney J. Paulson would work together on the language to implement these changes. Revised language would be provided for approval by the board at the February meeting.

Member J. Trout welcomed new member J. Kowalski to the Plan Commission.

NEW BUSINESS

Member J. Kowalski would be resigning his citizen seat on the BZA as he accepts his appointed BZA seat as a member of the Plan Commission.

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MISCELLANEOUS BUSINESS- None

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 7:00 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President