

CHESTERTON ADVISORY PLAN COMMISSION

APRIL 16, 2015

6:30 P.M.

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from March 19, 2015 seconded by member E. DeLaney and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Marcia L. Bell Trust Petition for Plottage of Property Bell's Corner Subdivision

Primary Plat Bell's Corner Subdivision Attorney G. Babcock was present as representation for the petitioners. He was accompanied by Glen Peterson and Audra Peterson. Petitioners have been working with M. O'Dell on a plan to control water. There will be a retention area that will accommodate the subdivision. They are still working on language that would support resident's upkeep to the retention area which would avoid having a homeowners association. They would have sidewalks and a ribbon curb. He respectfully requested the board to consider setting this item for public hearing at the May 21, 2015 meeting.

Member E. DeLaney clarified a few items outlined in the Bell's Corner Subdivision Restrictive Covenants.

Member T. Kopko moved to set this item for public hearing at the May 21, 2015 meeting seconded by member E. DeLaney and passed by unanimous voice vote.

Lake Erie Land Company Amendment to Ordinance 2002-15 an Ordinance of The Town of Chesterton Amending a Planned Unit Development District, Second Addition to Coffee Creek Center Planned Unit Development at Morgan's Corner Mr. Joe Lenehan of Olthof Homes LLC was present as representation for the petition. He was accompanied by attorney Kevin Warren of Lake Erie Land Company. Mr. Lenehan said they are looking to make a small amendment to the PUD Ordinance Second Addition Coffee Creek Center at Morgan's Corner. He gestured to site plan outlining the area that they wanted to amend. There were existing homes neighboring the proposed site. The original concept for this area called for a mix of residential uses. Existing rear alleys would be converted to accommodate storm water sewers and new single family detached front loaded homes would be built. The proposed lot layout would allow for 126 lots wherein the old layout allowed 178 lots. Density would be reduced

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about 29 percent. Homes would be 1800 to 2900 square feet in size ranging from the up side of \$200,000.00 to \$300,000.00. They would keep the two open spaces currently there. He respectfully requested the board to consider setting this item for public hearing at the May 21, 2015 meeting.

Town Engineer M. O'Dell described this as a modified project.

Member E. DeLaney called attention to the roads surrounding the proposed site. He commented that some of the roads had taken a toll and need to be addressed. Street signs and traffic signs would be installed and roads and sinkholes would be addressed.

Attorney J. Paulson clarified that the petitioner would need to be Lake Erie Land and not Olthof Homes. Additionally some areas in the Ordinance had also indicated Olthof Homes as the petitioner all references should be changed to Lake Erie Land.

Member J. Trout moved to set this item for public hearing at the May 21, 2015 meeting seconded by member E. DeLaney and passed by unanimous voice vote.

Brassie Estates Subdivision Mr. Jack Slager of Shilling Development was present as representation. He said after the board's approval in November it was discovered that a large three phase electric line runs through the property that services the golf course. It would be extremely expensive to move the line so several lots have been shifted and or changes in lot sizes adjusted to accommodate the electric lines. They have also changed the name of the street that runs north and south. It will be named Brassie Avenue. The proposed changes would be reflected in the secondary plat for Brassie Estates Subdivision.

Attorney J. Paulson advised members that they could make a motion to acknowledge and accept the changes.

Member J. Trout moved to accept the changes in the primary plat seconded by member T. Kopko 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) M. O'Dell commented that with the warmer temperatures he would be contacting the necessary contractors to complete the project.

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NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member E. DeLaney and passed by unanimous voice vote. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President