

CHESTERTON ADVISORY PLAN COMMISSION
MAY 21, 2015
6:30 P.M.

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from April 16, 2015 seconded by member F. Owens and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

Jeff Ban of DVG Inc. was present as representation for a proposed project called Conservancy Point at Coffee Creek Center. The property is currently owned by Lake Erie Land Company. Developers Jon Hicks and Michael Sakich of In Good Company, are proposing a build out of luxury style apartments. The 18 acres of property is located in Coffee Creek bordered by Railroad and Sidewalk Rd. running north and south and to its west Kelle Drive bordered to it east by Coffee Creek. The luxury residential rental neighborhood would be similar to the Enclave Apartments with a few more upgrades. It would consist of approximately 170 rental units ranging in size from 900 sq. feet for a one bedroom up to 1800 sq. feet for a three bedroom and also offering a two bedroom. A site plan distributed to the board depicted 6 building types ranging in size from a 2 unit building up to a 12 unit building. The main access to the project would be off of Kelle Drive and an emergency access on Railroad. The architecture would feature a prairie style feel. The roads and utilities would be privately owned. They said they are interested in starting the project this fall. The initial site plan is the result of discussions with staff.

Member J. Trout thought they might want to consider renaming the project in order to avoid confusion with The Conservancy District at Coffee Creek. He questioned the ingress/egress into the neighborhood.

Town Engineer M. O' Dell mentioned that developers are interested in creating a neighborhood feel and limiting access. The proposed project would have a pool and clubhouse facility and children's play area.

Member G. Stone commented that the proposed project was not contrary to the original thoughts for the area.

Member F. Owens commented that some of the open space did not lend itself to children's play areas.

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Mr. Ban commented that the open space Coffee Creek Conservancy was only a block away.

Member T. Kopko commented that he only saw very dense plan and a lot of asphalt. There was very little grassy area.

President G. Stone said the board looked forward to their formal submission. Perhaps they would consider lowering the density and opening it up a little.

PRELIMINARY HEARINGS- None

CONCEPT REVIEW

Victor I. Roberts, Michael Drive Duneland Cove, PUD Condominium Concept Plan. Mr. Vic Roberts and his son Jackson were present. They presented to the board a site plan depicting condominiums to be located where phase four of Duneland Cove was originally planned. He said the change in plans was driven by the residents need to offer options for their aging parents other than homeownership. He commented that it's really tough to build a home for under \$200,000.00. The PUD would offer smaller and more energy efficient condos for prices ranging from \$170,000.00 to \$200,000.00 depending on the number of bedrooms and bathrooms. The roads would be private and maintained by a homeowners association. He said each home would have their own private yard space and detached garages. He said the average residence would be approximately 1200 to 1500 square feet. They were interested in starting construction this fall. Attorney Gregory Babcock would be working with Mr. Roberts as the project unfolds.

Member G. Stone commented that condominiums would not be in keeping with the character of the neighborhood.

Mr. Roberts called attention to the paired patio housing that currently exists in Old Towne among residential homes.

Member F. Owens commented that he liked the idea of having that type of housing near health centers and doctors offices.

Attorney J. Paulson commented that this presentation did not meet the criteria to be considered a formal concept review.

Town Engineer M. O'Dell commented on a few items they had discussed regarding the project. Additionally he suggested considering getting a 6-foot fence into the PUD at the front end of the project.

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PUBLIC HEARINGS

Marcia L. Bell Trust Petition for Plottage of Property Bell's Corner Subdivision Primary Plat Rules for conduction 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. He was joined by Marcia Bell and Glen Peterson. Attorney Babcock described the subdivision as an infill project. The 6 lot single family subdivision located on 15th Street and Porter Ave would have sidewalks and a ribbon curb. There is currently sanitary sewer service and water service available. There would be no new road openings. There would be rear yard drains and a storm water retention pond. Their idea was not to have a homeowner's association a draft of the easements and maintenance agreement was given to M. O'Dell. He respectfully requested the board to consider granting 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 hearing was declared closed.

Town Engineer M. O'Dell said he had no problem with the way the storm water was being handled.

Glen Peterson offered a brief description of how the storm water flow and be retained.

Member E. Delaney moved to approve the primary plat for this item seconded by member J. Trout 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 The secretary verified proof of publication, notification and payment. Joe Lenehan of Olthof Homes LLC was present as representation for the petition. Attorney Kevin Warren and Keith Sharpe of Lake Erie Land Company accompanied him. 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 by about 29 percent.

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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 sending a favorable recommendation to the town council on this item. A final plat would follow in June.

There was no one present to speak in support of the petition.

Charles Bone of 2420 Dickenson Rd, Chesterton was present to speak in opposition to the petition. He said he had been a resident neighboring the proposed site for the past ten years. When he and his wife bought their home they bought into a concept of housing. One of the great selling features was that there would be a streetscape with garages being located off the alley. The home fronts would not be filled with block after block of garage doors. Furthermore, there was an architecture review board when they built their home. He wanted to know if this new build-out would have the same.

Attorney Warren said that a design code still exists there would just be some amending to that. He said the homeowners association has worked with Olthof Homes to make sure there is cohesion within the neighborhood groups. This proposed neighborhood would be a separate group within the overall homeowners association.

Mr. Bone didn't feel that the same strict control would apply to this site.

Attorney Warren explained that overall control of the association is developer controlled and its still developer controlled by Lake Erie Land but over time control is transferred. The board becomes increasingly comprised of the homeownership.

Olympia Jones of 1311 Gossett Mill Ave., Chesterton wanted to know if all the homes would be built alike or if the homeowner would have different options.

Mr. Lenehan said homeowners would have six home options to choose from. Building materials and home styles would make each home unique.

Ruth and Jim Slamka wanted to know if Olthof Homes would be the only builder on the site. In their consideration to build in that location they wondered if homes would be set a little bit further apart.

Mr. Lenehan said they had not yet made the decision to sell off parcels. Side yard easements would offer a good distance between neighbors.

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

Member J. Trout questioned the responsibility for improving infrastructure in the proposed site.

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Mr. Lenehan said they would be the ones making those repairs once the final plat is approved.

Members of the board verified that the meat of the Ordinance was not being changed additional discussion verified that standards imposed over the years and commitments would not change. The plan had only changed slightly with the removal of alleys.

Town Engineer M. O'Dell said that as this progresses to secondary plat he would be working with the town attorney's making sure the bonds we have on file are current and the proper developer is assigned to those bonds. He commented that as far as the town is concerned they want the alleys removed.

Member J. Trout moved to send a favorable recommendation to the Town Council regarding Ordinance 2002-15 seconded by member F. Owens and passed by unanimous voice vote of 5 to 0.

OLD BUSINESS

Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (Check)
Attorney G. Babcock had no new information to report.

NEW BUSINESS

Marcia L. Bell Trust Secondary Plat Bell's Corner Subdivision Attorney G. Babcock explained that the petitioner and project had been approved for their letter of credit through Porter Bank but the letter of credit was still being reviewed by the town attorney. Secondly, Attorney Babcock would be providing a final draft of the storm water retention plan to M. O'Dell within a few days. He asked if the board would consider signing the Mylar's for the project this evening since the board was assembled. Town Engineer O'Dell would hold onto the signed Mylar's until the time that the storm water disclosure meets his approval.

Member J. Trout moved to approve the secondary plat for this item contingent upon receipt of an acceptable letter of credit and final approval of a storm water management plan approved by Town Engineer M. O'Dell seconded by member T. Kopko and passed by unanimous voice vote.

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MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member J. Trout and passed by unanimous voice vote. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President