

**CHESTERTON ADVISORY PLAN COMMISSION**  
**JUNE 18, 2015**  
**6:30 P.M.**

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

**APPROVAL OF MINUTES**

Member J. Ton moved approval of the minutes from May 21, 2015 seconded by member F. Owens and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC- None**

**PRELIMINARY HEARINGS**

**Lake Erie Land Company Seeking Primary Plat Approval for Second Addition To Coffee Creek Center Planned Unit Development At Morgan's Corner Phase A/B.** The representative for the petition was mistaken that the hearing this evening would be a public hearing. Attorney J. Paulson informed Mr. Lenehan that this was only the preliminary hearing and property owners would need to be re-noticed if this item were set for public hearing at the July meeting. Mr. Joe Lenehan of Olthof Homes LLC. agreed and apologized for the confusion. He said the purpose of tonight hearing was to present amended drawings for Morgan's Corner that would coincide with the newly amended PUD Ordinance. He respectfully requested the board to consider setting this item for public hearing at the July 16, 2015 meeting.

Attorney J. Paulson said the revised plans were not received within the 17 day timeframe. She said it was an issue of working with staff to get the necessary changes defined.

Member E. DeLaney moved to waive the 17 day filing rule seconded by member J. Kowalski and passed by unanimous voice vote.

Since this item was advertised as a public hearing Vice President Kopko solicited comments from the public.

Larry Orange of 1340 Gossett Mill Ave, Chesterton was present to speak in opposition to the petition. He expressed concerns regarding flooding onto Harrington Road. He commented that homes in this subdivision are all unique. He purchased his home in that location because of its different curb appeal. He wondered if new construction would be required to uphold the same guidelines under which his home was constructed. He wondered where the proposed green spaces would be located. He expressed concerns about people building pole barns and sheds. He commented that the shed he has in his yard is a replica of his home. The same building

**ADVISORY PLAN COMMISSION  
JUNE 18, 2015  
PAGE 2**

materials used for his home were used in the construction of the shed. He wanted to know where apartments and duplexes are being constructed.

Katie Rizer of Valparaiso was present. She said as the Executive Director of the Coffee Creek Conservancy she understood the concerns of Mr. Orange. She commented that there are design codes and landscape guidelines that, 16 years ago did make a difference because they are important to the balance of the surrounding conservancy. She said she has reached out to Olthof and they have had good conversations regarding landscape. Furthermore, she said that streets were named after founding families and Olthof Homes has agreed that history is important. She felt they would be a nice addition to the community.

Mr. Joe Lenehan said he would get Mr. Orange's contact information and go over some of the specifics. He said they are only proposing single family homes in this area. There would be no duplexes or apartments.

Member E. DeLaney said he had expressed concerns regarding storm water runoff onto Harrington Road and those concerns would be addressed. In front of us tonight there are no apartments or duplexes.

Member F. Owens moved to set this item for public hearing at the July 16, 2015 meeting seconded by member E. DeLaney 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)**

Attorney G. Babcock was present. He said the town is currently holding a check for \$8,000.00. He said he did know that the developer had purchased the ADA material needed as a part of the project. The curb cutting company was due to be in the area.

**ADVISORY PLAN COMMISSION  
JUNE 18, 2015  
PAGE 3**

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS- None**

**ADJOURNMENT**

There being no further business before the board. Member J. Ton moved adjournment seconded by member E. DeLaney. The meeting adjourned at 6:45 P.M.

Respectfully submitted:

Gail A. Murawski, Secretary

Approved:

G. Stone, President