

CHESTERTON ADVISORY PLAN COMMISSION
JULY 16, 2015
6:30 P.M.

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the June 18, 2015 minutes seconded by member F. Owens and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

Mr. Bill Carlton of Gossett Mill Road, Chesterton asked the board what it would take to get a four way stop at the corner of Dickenson and Sidewalk Road. He said visibility is an issue.

M. O'Dell said he would need to go to the police commission to make that request for a traffic study to be done. He added that a study has been done there three or four times in the last thirteen years and it has not met the criteria. The data has to do with traffic counts and traffic accidents.

Member Trout suggested that more restrictive parking might help with the visibility.

PRELIMINARY HEARINGS

Olson Farms LLC. Primary Plat Easton Park Planned Unit Development Mr. Don Torrenga of Torrenga Engineering was present to speak. He said Easton Park was approved in 2006/2007 as Sand Creek Farms. He requested a public hearing on this item.

Member G. Stone asked about changes made since the board had last seen the site.

Mr. Torrenga said the Easton Drive which is the extension of Porter Ave. was moved slightly south from where it was planned because there is a wetland encroachment. Lots 1-74 have been slightly reconfigured and contain cottage homes. In addition, Lots 75-92 have increased lot and home sizes thereby reducing density by approximately 30 lots. Phase 1 of the project would include Easton Road and cottage homes. He gave a brief description of how the storm water would be captured and flow. Town Engineer M. O'Dell had worked with the developer on the plan.

Member F. Owens commented that out lot B would serve as a nice park for residents but there is no public access to that area.

ADVISORY PLAN COMMISSION

JULY 16, 2015

PAGE 2

Mr. Torrenda said that is intended to be a private park for Lots 176-197. Previously there was a tremendous amount of land dedicated to the park department in the approval process of 2006/2007.

President G. Stone suggested installing a walkway to out lot B.

Member J. Trout moved to set this item for public hearing at the August 20, 2015 meeting seconded by member F. Owens and passed by unanimous voice vote.

Lake Erie Land Company Lot 1 of Block 2 of Phase B of the Fourth Addition to Coffee Creek Center PUD 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 (IGC) are proposing a build out of luxury style apartments. Paul Isle of IGC was also in attendance. They are asking for a rezoning of the PUD the 18 acres of property is located in Coffee Creek. The current zoning would allow for residential, commercial/retail office and live/work units with a current permitted density on the existing zoning of 11.6 units per acre. 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 contained in 23 buildings with 7 different building types. They proposed 2 unit buildings and up to 12 init buildings rentals would range in size from 900 sq. feet for a one bedroom up to 1800 sq. feet for a three bedroom with two bedroom rentals somewhere in between. A central clubhouse is proposed containing a resident's business center, a leasing center a resident's fitness center and a resident's café and beauty center. There would be a pool and playground for the resident children. This current proposal would decrease density to 9.39 units per acre. 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. There would be some on street parking consistent with the LEL Coffee Creek Development plan. All units would have an attached one car garage. There would be connections to existing public utilities. All water and sewer lines within the development would be privately owned operated and managed by the development. Two ponds with fountains would collect storm water and then discharged to Coffee Creek. The plan would allow for a seamless merge into the Coffee Creek Watershed Conservancy where residents could interact and interface with others outside their residential area. Developers would begin Phase I in fall of 2015 with completion is fall of 2016. Phase II would begin in fall of 2017 with completion by fall of 2018. They respectfully requested this item be set for public hearing at the August 20, 2015 meeting.

Attorney J. Paulson made the board aware that this item was not submitted within the required timeframe. She advised the board that they would need to suspend the rules in order move forward on this item.

**ADVISORY PLAN COMMISSION
JULY 16, 2015
PAGE 3**

Member J. Trout moved to waive the rules and set this item for public hearing at the August 20, 2015 meeting seconded by F. Owens and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC 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 secretary verified proof of publication, notification and payment. Mr. Joe Lenehan of Olthof Homes LLC was present as representation for the petition. He was seeking primary plat approval for Morgan's Corner. He requested that the secondary plat also be considered at tonight's meeting. The plan is for 126 single family lots. The plan would coincide with the amended PUD Ordinance approved by the board on May 21, 2015 and approved by the council on May 26, 2015. He respectfully requested the board to consider approving the primary plat.

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

Mr. Ken Dowdy of 1320 Gossett Mill Ave., Chesterton was present. He told the board that when he and his wife bought a lot in Coffee Creek they were sold on a new concept type of neighborhood. The design and building materials used for each home would be different, creating a very unique community in which to live. Now, the homes to be built will not uphold those same unique features, garages will be front loaded and the remainder of the build out will have a cookie cutter look. He questioned the quality of the new homes being built and felt it would lower their property values.

Ms. Shawna Burk of 1175 Bostwick Ave, Chesterton was present. She said back in the late 1990's land developers talked about a traditional neighborhood where there would be renewed urbanism. There would be mixed use residence with work/live buildings, parks and green space and recreation. She said the vision she and her husband bought into was a promise that has been broken. Five different colors of vanilla does not give any respect to the original concept they bought into. She spoke of the design standards and landscape guidelines which they built their homes by and are held accountable for. These new homes could range in price from \$250,000.00 to \$300,000.00 on the high end and would bring down the value of their homes. She said she had no issue with the density only the choice of materials and quality.

Mr. Bob Kollar of 1155 Bostwick Ave, Chesterton was present. He expressed concerns about the plantings that might be used. He felt these homes would decrease their property values.

Mr. Larry Warren of 1340 Gossett Mill Ave., Chesterton commented these homes will have the same type windows, the same type siding, the same overhangs they will not be unique.

**ADVISORY PLAN COMMISSION
JULY 16, 2015
PAGE 4**

Mr. Joe Lenehan of Olthof Homes LLC said he understands the change of use in the neighborhood but there was not much new building taking place over the past few years. A more traditional home opens up more opportunity. He felt that average closing prices will be in the upper \$200,000.00's and \$300,000.00. He said Olthof builds a good home with good quality materials. He and many members of his family live in homes built by Olthof. They do have the prohibited plant list and will also forward that list onto homeowners.

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

Town Engineer M. O'Dell expressed to the public that the Town of Chesterton Building Department has no control over issues being discussed today. The design code is not delegated by the town. They have no jurisdiction over the bylaws and the HOA. He said everything was in order with project.

Member J. Trout said it's been a disappointment to many that the original concept of the neighborhood did not come to fruition. He hoped the new build out would be complementary. He was convinced that this build out would raise property values.

Attorney J. Paulson said they have reviewed the infrastructure guarantee and everything is in order.

Member T. Kopko moved to approve the Primary and Secondary Plat for Second Addition To Coffee Creek Center Planned Unit Development At Morgan's Corner Phase A/B seconded by member J. Trout and passed by a unanimous roll call vote of 6 to 0.

Member J. Ton moved to close the public hearing seconded by member T. Kopko and passed by unanimous voice vote.

OLD BUSINESS

Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (Check)

Town Engineer M. O'Dell said this item is complete. The only thing left to do is release their guarantee.

Member T. Kopko moved to release the Dogwood Estates Phase 2 & 3 Sidewalk Guar. seconded by member J. Trout and passed by unanimous voice vote.

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. Secondary Plat

This item was approved with the primary plat.

**ADVISORY PLAN COMMISSION
JULY 16, 2015
PAGE 5**

NEW BUSINESS- None

MISCELLANEOUS BUSINESS

Member Trout commented on how well the Morgan's Corner neighbors articulated their views.

ADJOURNMENT

There being no further business before the board, member T. Kopko moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:45.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President