

**CHESTERTON ADVISORY PLAN COMMISSION**  
**AUGUST 20, 2015**  
**6:30 P.M.**

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

**APPROVAL OF MINUTES**

Member J. Kowalski moved approval of the minutes from July 16, 2015 seconded by member E. DeLaney and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC- None**

**PRELIMINARY HEARINGS**

**Laura L. Gerhardt, as Trustee of Trust No. 8 requesting a change to the Chesterton Zoning Map** Attorney Babcock was present as legal advisor for the petitioner. He said the property located on 11<sup>th</sup> Street has been home to a dentist's office and veterinarian's office more than once. The time has come that the property owner's are requesting to rezone the property currently zoned R-3 multi-family to a B-2 Zone. Petitioners would only be rezoning 2 of the 5 lots which comprise the parcel. That is, the first two lots on the north end that house the existing building. Petitioners would like the opportunity to sell or lease to similar businesses found in that part of town along Broadway. There are seven uses which would not be included in this rezone. He respectfully requested the board to consider setting this item for public hearing at the September 17, 2015 meeting.

Member J. Trout moved to set this item for public hearing at the September 17, 2015 meeting seconded by member E. DeLaney 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 Primary Plat** Attorney G. Babcock was present as representation for the petitioners. The amendment to the PUD for Fourth Addition to Coffee Creek would include the ability to plat the lot which would house the proposed apartments off of Kelle Drive. He respectfully requested the board to set this item for public hearing.

Member J. Kowalski move to set this item for public hearing at the September 17, 2015 meeting seconded by member E. DeLaney and passed by unanimous voice vote.

**CONCEPT REVIEW- None**

**ADVISORY PLAN COMMISSION  
AUGUST 20, 2015  
PAGE 2**

**PUBLIC HEARINGS**

**Olson Farms LLC. Primary Plat Easton Park Planned Unit Development** Attorney Todd Leeth was present as representation for the petitioner, Olson Farms, LLC. Attorney Leeth reminded the board that the project started out in 2008 as a PUD with approximately 132 acres and 362 single family homes before stalling. Mr. Torrenga the design engineer has now come back with a letter highlighting 14 changes in the development. The most significant being the reduction of lots from 362 to 346 homes. He said he understood there is some additional documentation requested by Town Engineer M. O'Dell which was not provided. They would be requesting a continuance so they could provide the necessary documentation.

Barbara Bolesch of 2428 Legend Circle, Chesterton was present. She asked for clarification of where the property was located.

Attorney Leeth said he would show her the plans and the property boundaries.

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

Town Engineer M. O'Dell said he would be working with Mr. Leeth on the primary plat and the amended plan of development.

Member J. Trout moved to continue the public hearing until the September meeting seconded by member T. Kopko 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** Attorney G. Babcock was present as legal representation. The secretary verified proof of publication, notification and payment. Attorney Babcock was accompanied by Jon Hicks and Michael Sakich of In Good Company (IGC), Jeff Ban of DVG Inc. and Paul Isle of IGC. The property is currently owned by Lake Erie Land Company. Attorney G. Babcock said he looked at the original plan of development from 1999 and the original ordinance from 2000. The original intent incorporated some commercial property, residential housing as well as live and work concepts. The proposed 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 unit 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. 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.

**ADVISORY PLAN COMMISSION  
AUGUST 20, 2015  
PAGE 3**

Architect Ted Roland of 13177 Rhode St., Cedar Lake, IN. was present. He gestured to a depiction of prairie style buildings calling attention to the features and materials proposed for this project. Every unit would have an attached garage and a large percentage of units have garages that are accessible from their unit.

Attorney G. Babcock said the main access to the project would be off of Kelle Drive and an emergency access on Railroad. The roads and utilities would be privately owned. There would be some on street parking consistent with the LEL Coffee Creek Development plan. 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. Developers would begin Phase I in fall of 2015 with completion in fall of 2016. Phase II would begin in fall of 2017 with completion by fall of 2018. This current proposal would decrease density to 9.39 units per acre. He respectfully requested the board to send a favorable recommendation to the town council.

Kevin Warren of Lake Erie Land Company was present to speak in support of the development. He commented that this project is a portion of a 640 acre project. The goal of the project was to bring work places and living places together in a wide range of styles. He said they are excited to see that vision starting to take place bringing quality lifestyles and businesses to the area.

Katie Rizer Executive Director of the Coffee Creek Watershed Conservancy was present to speak in support of the development. She said in talking with Mr. Sakich and members of IGC they are excited about expanding trails. There are currently five miles of trails that thousands of residents use every month. The expansion would create an opportunity to trail upon Railroad Rd. under SR49 from Coffee Creek Center to downtown Chesterton.

Jennifer Dille was present. She said they just sold their home on Dunewood Drive and are purchasing land in Villages of Coffee Creek. She said they currently live in Burns Harbor in The Traditions Apartments a development of IGC. She commented on what a nice place it is to live. She complimented the quality of care and upkeep IGC takes in maintaining their property. She said that as a new home builder to the conservancy area she did have some concerns but felt those concerns had been addressed this evening.

Barbara Bolesch of 2428 Legend Circle, Chesterton was present. She questioned the petitioner about many of the design elements associated with this project.

Mr. Jeff Ban of DVG Inc. responded to all her questions.

Jim Nelson of 2139 Dickenson Road, Chesterton was present. He expressed concerns about aggressive driving in the area. He commented that residents with multiple vehicles will contribute to a dangerous traffic pattern.

**ADVISORY PLAN COMMISSION  
AUGUST 20, 2015  
PAGE 4**

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

Member J. Trout questioned petitioners about road cuts and only having a single road cut at the onset of the project.

Jeff Ban said they would install a temporary road to connect to Railroad for emergency access.

Member J. Kowalski commented that this project was the type of build out intended for this area. He said that in the past Mr. Sakich has always done whatever was necessary to comply with the town's requests. Member Kowalski verified that tax payers would not bare the financial burden of providing connectivity associated with the proposed path.

Mr. Ban said once they have defined the scope of work they would be looking into grants and working closely with The Coffee Creek Conservancy regarding the path.

Member T. Kopko commented that there is still too much grey and not enough green space. There is too much asphalt and rooftop not enough grass.

Mr. Bann commented that the ponds design would be in keeping with the town storm water standards.

Attorney G. Babcock respectfully requested the board to send a favorable recommendation on the proposed PUD to the town council. They would be adding a commitment to an aggregate opening onto Railroad during phasing.

Member J. Trout moved to send a favorable recommendation to the town council, contingent upon the completion of language that would support a temporary access road off of Railroad for emergency use seconded by member J. Kowalski and passed by a roll call vote of 4 to 1 with member T. Kopko voting no.

**OLD BUSINESS**

Attorney G. Babcock told the board that Dogwood Estates sidewalks and other miscellaneous bond issues have been addressed and completed. He requested the board to consider releasing the \$8,000.00 check that was being held by the town.

Member T. Kopko moved to release the cashier's check being held for Dogwood Estates seconded by member E. DeLaney and passed by unanimous voice vote.

**NEW BUSINESS**

**Brassie Estates Unit I Secondary Plat**

**ADVISORY PLAN COMMISSION**

**AUGUST 20, 2015**

**PAGE 5**

Mr. Jack Slaughter of Schilling Development was present. The primary plat for this project was approved back in November of 2014. He respectfully requested secondary plat approval for the 16 lot Unit 1 phase of the project.

Town Engineer M. O'Dell commented that there may be a small bond for the sidewalks and trees. Any approval would be contingent upon receipt of the appropriate bond.

There was some discussion whether or not this item needed to come before the board.

Member E. DeLaney moved approval of the secondary Plat for Brassie Estates Unit 1 subject to the approval of any necessary bonds seconded by member T. Kopko and passed by unanimous voice vote.

**MISCELLANEOUS BUSINESS- None**

**ADJOURNMENT**

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

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President