

**CHESTERTON ADVISORY PLAN COMMISSION
OCTOBER 15, 2015
6:30 P.M.**

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from September 17, 2015 seconded by member E. Delaney and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Olson Farms LLC. Easton Park Planned Unit Development, Primary Plat Attorney T. Leeth was present as legal representation for the petitioner. Attorney T. Leeth stated that the Town Council adopted the PUD Ordinance and now under state law that plan becomes a plat. He said they have been in touch with M. O'Dell and there are two small construction details not necessarily plat issues.

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 public hearing was declared closed.

Town Engineer M. O'Dell commented that the plat was in order for approval. There are just a few construction document comments to be revised.

Member F. Owens moved to accept the Olson Farms LLC. Easton Park Planned Unit Development, Primary Plat and send a favorable recommendation to the Town Council seconded by member E. DeLaney and passed by a unanimous vote of 4 to 1 with member T. Kopko voting no.

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OLD BUSINESS

Lake Erie Land Company Lot 1 of Block 2 of Phase B of the Fourth Addition to Coffee Creek Center Secondary Plat Project Manager Jeff Ban of DVG Inc. was present as representation for petition. He apologized that the addressing for the project was not yet complete. They have been in conversation with M. O'Dell discussing how to revise the plat to represent the 23 buildings with individual addressing that needs to go along with the secondary plat. In addition, conversations that need to be had with the fire chief and other public service departments in the town. He respectfully requested the board to consider approving the Lake Erie Land Company Lot 1 of Block 2 of Phase B of the Fourth Addition to Coffee Creek Center Secondary Plat conditioned on finalizing addresses and any other revisions suggested by the town engineer.

President G. Stone clarified that several years ago the board approved the right for staff to approve secondary plats.

Attorney C. Parkinson said yes but most secondary plats have still been coming back to the plan commission. The board still retains the authority to approve secondary plats.

Member T. Kopko asked if any portion of the project encroached on the flood plain.

Jeff Ban said yes and they have been making some modification for that consideration.

Member J. Ton moved to approve the Lake Erie Land Company Lot 1 of Block 2 of Phase B of the Fourth Addition to Coffee Creek Center Secondary Plat subject to the addition of the necessary building address information seconded by member E. DeLaney and passed by a unanimous voice vote of 4 to 1 with member T. Kopko voting no.

**Brassie Estates Sidewalk Guar.
Brassie Estates Infrastructure Maint. Guar.**

Attorney C. Parkinson said the letters of credit in hand just need a formal approval by the board. The sidewalk guarantee was in the amount of \$38,816.80. The infrastructure maintenance guarantee was in the amount of \$58,023.14.

Member F. Owens moved to approve the sidewalk guarantee and the infrastructure maintenance guarantee for Brassie Estates seconded by member T. Kopko and passed by unanimous voice vote.

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NEW BUSINESS

Member E. Delaney asked if a resident wants to have a plat of survey done; what are the requirements.

Town Engineer M. O'Dell said they would need to be licensed in the state of Indiana or have reciprocity.

Member F. Owens commented that it is a violation of the rules let alone even offer services in a state you are not licensed in.

MISCELLANEOUS BUSINESS

Attorney C. Parkinson commented that the sign ordinance committee would need to get together for some revisions. Subject content based distinctions have certain restrictions that need to be included.

President G. Stone volunteered and E. DeLaney said he would have limited availability to work with Town Engineer M. O'Dell and Attorney C. Parkinson. They would coordinate a meeting before the November meeting.

ADJOURNMENT

There being no further business before the board member E. DeLaney moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 7:00 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President