

**CHESTERTON ADVISORY PLAN COMMISSION
DECEMBER 17, 2015
6:30 P.M.**

The meeting was called to order at 6:30 p.m. Present were members F. Owens, J. Ton, T. Kopko, J. Trout, J. Kowalski and President G. Stone. Attorney C. Parkinson 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 minutes from November 19, 2015 seconded by member F. Owens and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

OLD BUSINESS

Jack Slager Brassie Subdivision Future Phases

Attorney G. Babcock was present as representation for Brassie Development, LLC. and DVG. He said DVG has come on board to be the project engineer for the development. Attorney Babcock said they have been in conversation with M. O'Dell, Chris and Jennifer regarding some development issues that need some relief. He asked the board to look at this as a concept review for a PUD rather than a subdivision. He distributed a site plan and said the sixteen lots previously approved by the board have currently all been spoken for in terms of development. Going forward planning is underway for Phase 2, 3 and 4. He said the roads are currently depicted with cul-du-sacs and small island like centers. He commented that those had not yet been presented to the street department. He said Phase 2 would contain 36 single family homes Phase 3, 25 single family homes and Phase 4, 14 multi-family paired patio duplexes or 28 living units for a grand total of 89 total living units in those three phases. He said there would be some clean-up to Gustafson Ditch by the developer. There would be 3 wet bottom ponds to help control the flow into the ditch. There has been some general discussion about sanitary sewers as well. The paired patio homes would be maintenance free with a sub homeowners association. Covenants from the original 16 lots would flow through into these phases. He solicited questions and comments from the board.

There was conversation regarding the ditch and possibly paring down the easement but all those items would be worked out with the county drainage board prior to presenting the PUD.

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Venturi Sidewalk Maint. Guar.

Attorney Parkinson reported that the final inspection of the sidewalks had been done and everything was found to be in good shape.

Attorney G. Babcock said they were looking to have the board's approval to release the check being held at the December meeting so they would not have to file a tax return in 2016.

Member T. Kopko moved to release the check seconded by member F. Owens and passed by unanimous voice vote with member J. Trout requesting himself.

Sign Ordinance Revisions

Attorney C. Parkinson distributed a draft of the revisions to the Sign Ordinance. Board members would review the draft for January.

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board Member F. Owens moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 6:55 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

Plan Commission President