

**CHESTERTON ADVISORY PLAN COMMISSION
OCTOBER 20, 2016
6:30 P.M.**

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from September 15, 2016 seconded by member J. Kowalski and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Olson Farms, LLC, Petition to Amend A Planned Unit Development District Easton Park. Eric Gastevich was present as representation for the petitioner. The Ordinance would make changes to some the addressing and lot numbers within the subdivision. He told the board the biggest change is to the lots located on the private roads. The product they would be building on those lots was set up based on the size of the foundation and did not take into consideration the eaves and overhangs. They would be looking to reduce the side yard setbacks from 5 feet to 4 feet.

President G. Stone commented that on the private roads that are 25 feet wide there might be parking issues.

Mr. Gastevich said every home has a two-car garage and the driveway offers additional parking.

Town Engineer M. O'Dell said the police have no enforcement power on the private roads. If its restricted to parking on one side of the road only the town cannot enforce that.

Member T. Kopko moved to waive the 17-day filing requirement and set this item for public hearing at the November 17, 2016 meeting seconded by member R. Poparad and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS

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Von Tobel Corp. Petition to Amend The Villages of Sand Creek Planned Unit Development. (Continued from September 15, 2016) Attorney T. Leeth was present as representation for the petitioner. He said they are returning to present the board with their proposal to the one issue preventing the board from approving their Ordinance last month. He distributed to the board a depiction of the revised road design. The details of the road design would include a loop road at the south end with no intersection on Porter Avenue. Changes to the PUD Ordinance incorporated those details.

Member T. Kopko clarified that the private road would be a two-way road.

Attorney Leeth said yes. The road would be 27 feet wide at the mouth of the road at the bottom as it makes a button hook the road would be 30 feet wide. It would be wide enough for two cars to pass.

Town Engineer M. O'Dell commented that the fire chief would like to see this road be one direction and parking should be restricted on the island side. He also suggested no parking at the Porter Ave. side. He said that if their engineers can turn in documentation showing the firetrucks being able to make the turn, they would revisit that restriction. McMahan and Associates would provide that auto turn information.

Attorney Leeth said they would be willing to comply with the department heads recommendations.

M. O'Dell said they would put these restrictions in Section 14 of the Ordinance making it clear for everyone. He said he wouldn't limit the developer if the auto turn proves it can work. He strongly suggested no parking on the island side then allow the developer to submit the auto turn with it being two way verses one way. They might limit some additional parking. Furthermore, he requested that the PUD Ordinance include a plant landscape barrier of trees along Porter Avenue. This would be approved by the town. There also could be a request for additional fire hydrants.

Sharon Downs of 1711 Lost Tree Drive questioned the minimum square footage each unit would be taking up. There was nothing in the PUD that indicated this.

President G. Stone said that was because this was being developed as a condominium rather than individual buildings.

Attorney Leeth said the concept plan dictates where the buildings are and what the footprints and sizes are.

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It was clarified that the issue of storm water would be a private matter between the HOA and the developer. The concept would be approved by the board but there is no permit until the storm water issue is resolved.

President Stone called attention the Ordinance. It would be corrected that the private road would come in from Eagle Nest Dr. not Lost Tree Dr. Some additional minor language would also be deleted.

Member J. Kowalski moved to close the public hearing and send a favorable recommendation to the town council contingent upon the conditions, changes and deletions as referenced; there would be no parking on the interior of the island on the loop road, developer will provide a landscape buffer of arborvitae separating Porter Ave. and the loop road, the fire hydrant locations are subject to department head requirements and the Ordinance be corrected as indicated, and the traffic flow would be determined by the auto turn documentation. The motion was seconded by member R. Poparad and passed by a unanimous roll call vote of 4 to 0.

OLD BUSINESS

NEW BUSINESS

Readdressing of Lots 35, 37, 39, 40, 41, 42, 43, 44, 104, 105, 119, 120. These lots are Adjacent to CR 200E. Town Engineer M. O'Dell said that when the second platting was done for the amendments to Morgan's Corner they ran into issues with the county. The EMS side of the addressing places responders in a location near the Pines area. Attorney's along with the plan commission would change the addressing to a county addressing system. First responders are in agreement of this modification.

Member T. Kopko moved to approve the readdressing seconded by member J. Kowalski and passed by a unanimous voice vote.

MISCELLANEOUS BUSINESS- None

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ADJOURNMENT

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

Respectfully submitted,

Gail Murawski, Secretary

Approved;

G. Stone, President