

CHESTERTON ADVISORY PLAN COMMISSION
MAY 18, 2017
6:30 P.M.

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

APPROVAL OF MINUTES

Member J. Trout moved approval of the minutes from April 20, 2017 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Olson Farm, LLC, Easton Park Planned Unit Development, Amendment to The Ordinance Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Mr. Eric Gastavich representing Olsen Farm, LLC. was present. The purpose of the public hearing tonight was to request an amendment to the PUD. The first item addresses fencing along 250 East along the berm and turned approximately 300 feet along Easton Park Drive both on the north and south side of the road. The site plan which the board approved did not have the fence along Easton Park Drive illustrated. He told the board he had worked with M. O'Dell and J. Schnadenberg to make it a safer environment. He respectfully requested the board to send a favorable recommendation to the town council on the amendment to the ordinance.

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 said he had worked in conjunction with J. Schnadenberg to get rid of a curb section and add a weather curb like what currently exists on Porter Ave.

Member J. Trout moved to send a favorable recommendation to the town council on the amendment seconded by member T. Kopko and passed by unanimous voice vote.

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OLD BUSINESS

Stone Meadows, Infrastructure Guarantee Letter of Credit

Mr. William Stone developer of Stone Meadows was present. He told the board that all the necessary repairs had been completed. He respectfully requested the board to release the cashier's check being held for the maintenance guarantee.

Town Engineer M. O'Dell told the board that the man holes had been repaired, cracks had been sealed and faulty curbs had been replaced.

Member F. Owens moved to release the maintenance guarantee for this item seconded by member J. Trout and passed by unanimous voice vote.

NEW BUSINESS

Kevin Warren of Lake Erie Land Company was present. He told the board he was present to update three infrastructure guarantees. The Morgan's Corner guarantee started out as an \$80,000.00 guarantee then reduced to \$60,000.00. Oltoff Homes was in the process of acquiring the site and since then they have secured their own infrastructure guarantee. The Lake Erie Land guarantee is no longer relevant. He requested that item be released. The other two are sidewalk guarantees for Phase A of the Coffee Creek PUD along SR 49 and the northern section of the project. The second of these two is 1st Addition to Coffee Creek PUD it includes sidewalks along Village Green which is seeing development along that area. They are not ready to complete those sidewalks and would request an extension of the guarantee for one year.

Attorney C. Parkinson clarified that the Letter of Credit to be released is known as, Centier Letter 1083. That is currently covered by the Oltoff letter which is in place until sometime in July. He told the board the formal request for the extension of the two items would be forthcoming.

Member J. Trout moved to release Centier Letter 1083 for Morgan's Corner seconded by member F. Owens and passed by unanimous voice vote.

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MISCELLANEOUS BUSINESS

Town Engineer M. O'Dell said he received an E-Mail from Oltoff Homes informing him that they would not be pursuing the project along Kelle Drive that they presented to the board last month as an informal concept.

ADJOURNMENT

There being no further business before the board member J. Trout moved adjournment seconded by member F. Owens. The meeting adjourned at 6:45 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

G. Stone, President