

**CHESTERTON ADVISORY PLAN COMMISSION**  
**AUGUST 17, 2017**  
**6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members F. Owens, T. Kopko, J. Trout, J. Kowalski, S. Darnell and President G. Stone. Town Manager B. Doyle was in attendance. Member R. Poparad was absent. Attorney C. Parkinson was present as legal advisor. The pledge of allegiance was recited.

**APPROVAL OF MINUTES**

Member T. Kopko moved to approve the minutes from June 15, 2017 seconded by member F. Owens and passed by unanimous voice vote.

Member F. Owens moved to approve the minutes from the Plat Committee dated June 22, 2017 seconded by member G. Stone and passed by unanimous voice vote.

Member J. Trout welcomed new member Sharon Darnell to the Plan Commission.

**COMMENTS FROM THE PUBLIC- None**

**PRELIMINARY HEARINGS- None**

**CONCEPT REVIEW- Brett Carney (5<sup>th</sup> Street Townhomes)**

Attorney G. Babcock was present as legal advisor for the petitioner. Bret Carney accompanied him. Attorney G. Babcock said they have an offer to purchase 10 acres of property located at 5<sup>th</sup> Street and 1100 N. just east of Aspen Pines. The property is Zoned R-2. The site would be developed with 10 lots at approximately 11,000 square feet. Nine of those lots would be built out with two-story duplexes. Lot 10 is still questionable because of the wetlands. There would be a 5-foot sidewalk on the west side of the development and an 8-foot sidewalk on the south side at least up to the driveway. The duplexes would be approximately 1600-1800 feet with two car garage doors in the front. Driveways would be long enough to park vehicles without overlapping onto the sidewalk. The property would sheet drain to Pope O'Connor Ditch.

Member J. Trout questioned Lot 10 and wondered if it was even buildable.

Mr. Carney said the flood plain comes into there in a few spots. He didn't see it being worth bringing utilities to it.

President G. Stone said he would like the developer consider combined driveways. Fewer road cuts would be better.

Member F. Owens said there could be drainage issues with Lots 7, 8, and 9. He commented that Lot 9 looked a little awkward and suggesting moving it a bit to give Lots 7 & 8 more privacy.

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Mr. Carney said everything would still sheet drain in that area with elevations and flow back behind Lot 9 and work its way to the ditch. Lots 6, 7 and 9 might have more of a swale.

Member F. Owens asked if the developer would consider extending the sidewalk over to Lot 10.

Attorney G. Babcock said he didn't think they would tackle that issue.

Member S. Darnell wondered if the county had weighed in on the thought of all this site sheet draining into Pope O'Connor Ditch.

Attorney G. Babcock said they had not been to the county but if the board wanted, they would.

Member J. Kowalski said he would like to see some depictions of the developer's other properties. He understood the developer would maintain the site. He commented that Lot 9 would be a short distance from the stop sign at 5<sup>th</sup> and 1100 N. Why try to put another unit on that busy street? He said the thought of sheet draining with that amount of density made him very nervous. He questioned soil conditions in that area near Pope O'Connor Ditch altering water flow could impact that ditch. He recommended checking in with the DNR. He suggested the petitioner come down on the density.

Mr. Carney said they had a wetland study done and some test holes done. He said they are a pretty good distance from the 100-year floodplain. He commented that the lot coverage, lot frontage and setbacks are based on the town standards.

Member J. Trout he commented that there are currently 8 lots running north and south if there were only 7 lots running north and south and only 2 lots down near the corner of 1100 N. could you create one road cut to these houses. He suggested the developer come back with half the road cuts.

Mr. Carney said he would look into that.

Member T. Kopko asked if sheet draining from the front would go to 5<sup>th</sup> Ave or go back to the ditch. He commented that Lot 9 looks like it would be more of a dam. His opinion was that it was shoe horned into the site.

Mr. Carney said the front runoff would depend on the elevation of the house. Placement of the house and if the units were built on a slab or crawl would help determine where that runoff goes. He commented that these homes would have beautiful backyards.

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**PUBLIC HEARINGS- None**

**OLD BUSINESS- None**

**NEW BUSINESS- None**

**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 7:10 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President