

**CHESTERTON ADVISORY PLAN COMMISSION**  
**NOVEMBER 16, 2017**  
**6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members F. Owens, J. Trout, T. Kopko, S. Darnell, J. Kowalski, N. Cobb and President G. Stone. Town Engineer M. O'Dell was in attendance. 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 October 19, 2017 seconded by member F. Owens and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC**

Attorney G. Babcock was present as legal representation for the petitioner. Mr. Brett Carney accompanied him. Attorney G. Babcock distributed a sketch plat for 5<sup>th</sup> Street Townhomes. The project presented this evening was a result of input received from the board over the past few months. They would still keep eight lots for the duplex setting on 5<sup>th</sup> Street. The last will be left vacant. The eight driveways at 40-feet have been reduced to four 20-foot driveways. The duplex structure nearest 1100 N would be pushed eighty feet north of the intersection. The sketch plat included flood plain delineation as requested by M. O'Dell. The duplex building as a whole would have 6 parking spots in addition to a two, two car garage front loaded offering 4 more spaces. There would be 5-foot sidewalks not near the road but nearer the structures. He solicited comments from the board.

Comments from the board resulted in clarification of the sketch plan, most related to traffic, parking and pedestrian safety and flow within the development.

There would be cross easements dedicated. The language when selling the units would allow for all to have access to the driveways.

It was the general consensus of the board that the concept review was complete. The petitioner was invited to move towards the primary plat process.

Mr. Ed Recktenwall of Olthof Homes was present. He reminded the board that last month they approached the board seeking input to amend a PUD known as Springdale located on the west end of town. The site is located on 1050 N. in the Crocker area of Chesterton. He told the board Olthof acquired the 39- acre parcel and is interested developing the site without the commercial area or would offer a very scaled back version of commercial area. As a developer they are strictly residentially focused and have little use for commercial properties. It is their desire replace all commercial areas with R-2 development or a mixture of less commercial and more R-2 homes. He gestures to Sketch Plan 1 which would eliminate all commercial and add 27 more

**ADVISORY PLAN COMMISSION  
NOVEMBER 16, 2017  
PAGE 2**

R-2 lots then originally proposed. Sketch Plan 2 provides some commercial uses back in the northwest corner of the site totaling about 1.5 acres.

Mr. Recktenwall said he left the meeting understanding the boards concerns. First, he heard the board express concerns that there had not been any marketing of that project spotlighting the potential for commercial development. The board also was not inclined to make further comment on the project until they could fully grasp intent behind the original PUD.

Mr. Recktenwall said that they did sit down with the previous developer to discuss marketing strategies. The previous developer did reach out to a few individuals one of which was Schilling Lumber, others being Chicago based companies. There was no interest in the back portion of that project. He said he also reached out to commercial tenants from other Olthof developments to see if they had any interest in moving business operations to this location. Those businesses pointed out the proximity to SR149, and the amount of available real estate located along SR149. The exposure in a higher traffic area would make it difficult to choose a location like the Springdale site. He commented that the Morgan's Corner Development is a great example of an Olthof community. The Springdale site would give Olthof the opportunity to bring more product types such as maintenance free paired cottage homes to the area. He was interested in adding more rooftops on the west end of town spurring better commercial development within Chesterton.

Member S. Darnell commented, it seems like this project wants to send commercial development further down 1050 towards SR149.

President G. Stone said he reviewed the comprehensive plan and felt strongly about a buffer commercial area within this project. He was not inclined to change to residential.

Member J. Kowalski brought to light again that Olthof Homes did not currently own this property. He commented, if they are committed to the project, then get some shovels going and see how things play out. Don't come to the board all urgent about deleting the commercial area of the development when you have 38 acres to start putting homes.

Member T. Kopko commented that he was not inclined to give up commercial property.

President G. Stone was content to move on with the agenda following the boards comments.

**PRELIMINARY HEARINGS- None**

**CONCEPT REVIEW- None**

**PUBLIC HEARINGS- None**

**ADVISORY PLAN COMMISSION  
NOVEMBER 16, 2017  
PAGE 3**

**OLD BUSINESS**

**Residences of Coffee Creek Release Guarantee Letter for sanitary sewer work.** Mr. Frank Jachim was present to request transition funding for sanitary sewer work in the form of an Infrastructure Maintenance Guarantee. The Town Engineer has certified that all items pertaining to the Infrastructure Guarantee have been completed.

Member T. Kopko moved to accept the infrastructure as completed, subject to receiving a Maintenance Guarantee in the amount of \$12,800.00 seconded by member J. Trout and passed by unanimous voice vote.

**Bell Subdivision Infrastructure Guarantee, Expiration Date December 18, 2017.** Ms. Audra Peterson was present to request an Infrastructure Maintenance Guarantee as it was certified that all items pertaining to the project have been completed, contingent upon an inspection to take place on November 21, 2017. A Maintenance Guarantee in the amount of \$7,530 was recommended.

Member S. Darnell moved to accept the infrastructure as completed, subject to the final inspection and accept a Maintenance Guarantee in the amount of \$7530.00 seconded by T. Kopko and passed by unanimous voice vote.

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS- None**

**ADJOURNMENT**

There being no further business before the board member T. Kopko moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:12.

Respectfully submitted,

Gail Murawski, Secretary

Approved;

G. Stone, President