

**CHESTERTON ADVISORY PLAN COMMISSION**  
**MAY 17, 2018**  
**6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members T. Kopko, F. Owens, N. Cobbs S. Darnell and president G. Stone. Town Engineer M. O'Dell and Town Manager B. Doyle were in attendance. Attorney C. Parkinson was present as legal advisor. Member J. Trout and J. Kowalski were absent. The pledge of allegiance was recited.

**APPROVAL OF MINUTES**

Member N. Cobbs moved approval of the minutes from April 19, 2018 with a minor correction which was noted by the secretary. The motion was seconded by member F. Owens and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC- None**

**PRELIMINARY HEARINGS- None**

**CONCEPT REVIEW**

**Amerilodge Group (Not an Official Submission)** Asad Malik President and CEO of Amerilodge Group and Todd R. Bauer, of Foresight Consulting, LLC were present to give the board a brief overview of their potential project. Mr. Malik told the board they are interested in constructing a Holiday Inn Express and a Fairfield Inn on a five-acre parcel located just north of Culver's on IN. 49. He distributed a scaled down version of a concept plan. He told the board the two places of lodging would be contemporary styled and offer all modern amenities. They recently opened a Holiday Inn Express in LaPorte and Portage and will soon start construction in Michigan City. The proposed Holiday Inn would have 90 rooms.

Member S. Darnell commented that the buildout of the Portage hotel involved a lot of drama. We don't want that here in Chesterton.

Mr. Malik told the board negative issues were related to a contractor they hired who had issues with the union. They would not be using that contractor again.

President G. Stone wondered if this area had enough traffic to support these two new hotels in addition to the few that already exist here in town.

Mr. Malik assured members of the board this would be a great addition to Chesterton. There is a real demand here in North West Indiana. The ultimate goal would be to fill these hotels and spur new growth within the community.

Town Engineer M. O'Dell commented that this 5-acre parcel has not been platted. Additional materials and submissions would need to be submitted to the town by June 4, 2018 in order to be on the June agenda.

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**PUBLIC HEARINGS**

**Eagle Crossing, LLC. Requesting an Amendment to The Fourth Addition to Coffee Creek Center Planned Unit Development District.** Attorney G. Babcock was present as representation for the petitioner. Eagles Crossing, LLC owners Michael Sakich and Jonathan Hicks were not present. The project is along Kelle Drive between Railroad and Sidewalk Rd. There are currently 4 buildings near completion, two of those buildings 17 and 18 are adjacent to the Buckeye Pipeline. They followed usual and customary procedure when it comes to pipelines but Buckeye who runs the pipeline has decided that developers cannot have anything over the top of the pipeline if avoidable. The buildings would remain as presented on the original site plan. The parking configuration would change. They are also looking to have an ingress only off of Rail Road where the parking would be angled. There would be some parallel parking. These changes had been approved by Chesterton Fire Chief John Jarka and Chesterton Police Chief David Cincoski. ADA parking would be moved near building 16 and 17. Attorney Babcock told the board he had also clarified some of the language associated with this amendment. A note would be added to the amendment stating all parking and roads would be installed, maintained and repaired by owners/developers. He respectfully requested the board to consider allowing the petitioners to move forward by sending a favorable recommendation to the town council.

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 commented that in working with the fire and police chief and an ADA designer, this plan meets with everyone's approval.

Member F. Owens moved to close the public hearing, approve the amendments by forwarding a favorable recommendation to the town council, subject to the approval by the town engineer and attorney, seconded by member S. Darnell and passed by a voice vote of 4 to 1 with member T. Kopko voting no.

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**OLD BUSINESS- None**

**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 6:55 P.M.

Respectfully submitted

Gail A. Murawski, Secretary

Approved:

G. Stone, President