

CHESTERTON ADVISORY PLAN COMMISSION
JULY 19, 2018
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members J. Trout, F. Owens, S. Darnell, N. Cobbs, J. Kowalski 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 T. Kopko was absent. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member F. Owens noted a few minor corrections to the minutes from July 19, 2018. The secretary made note of the necessary changes.

Member S. Darnell moved approval of the minutes from June 21, 2018 as corrected seconded by member N. Cobbs and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

Mr. Greg Bouwer a representative for Olthof Homes was present. He reminded the board that Ed Recktenwall of Olthof Homes had been in front of the board several times to speak to the board regarding a plan to acquire Springdale subdivision. The current PUD for Springdale subdivision is approximately one-half commercial/industrial and one half residential. The proposal by Olthof Homes was to acquire the parcel and built it out with all residential through an amendment process with the Plan Commission. They would like to buildout the residential portion of the parcel in phases. Lot coverage would need to be amended to be compatible with the product Olthof is wanting to build. Furthermore, wetland area would need to be reconfigured. Based on comment from this board the general consensus was to not do away with the commercial/industrial portion of this PUD. Olthof is planning on moving forward with the residential portion of the PUD while still encouraging this board to reconsider an all residential buildout of the entire parcel.

President G. Stone recalled that the board was a little negative about the developer backing up residential to light industrial.

Town Engineer M. O'Dell said he did express concern with construction drawings in the past.

President G. Stone said they had not changed their minds on making the parcel all residential. They looked forward to a formal petition to amend the PUD.

PRELIMINARY HEARINGS

Shinn Building and Developing Corporation, Petition for Change to The Chesterton Zoning Map. Attorney G. Babcock was present as legal representation for the petitioner. Paul

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Shinn accompanied him. Attorney Babcock told the board they had filed a request to rezone property on South Calumet Road seven years ago. They took the six most western lots that were Zoned B-2 and converted them to R-2 and constructed single family residences. During that time Mr. Shinn marketed those three other lots for business use and never had any interest shown. They would like to proceed with their request to change the remaining three lots to R-2 with the same restrictions and commitment to build single family homes. He respectfully requested the board to consider setting this item for public hearing in August.

President G. Stone reminded the petitioner that the previous approval for those lots was contingent upon leaving the three lots Zoned B-2.

Member J. Trout moved to set this item for public hearing at the August 16, 2018 meeting seconded by member J. Kowalski and passed by unanimous voice vote.

Lake County Trust Company, as Trustee under a Trust Agreement Dated 02/20/1998 and Known Trust No. 4965, Petition to Amend a Planned Unit Development District Ordinance. Greg Bouwer was present as legal representation for Lake County Trust. This Trust No. 4965 owns the two parcels located at SR49 and Indian Boundary Road. Trust No. 4965 also owns and recently built the two building that house Dollar Tree and O'Reilly Auto Parts here in Chesterton. He thanked members of this board, the town and BZA for granting variances which help make those businesses successful. Mr. Bouwer told the board his client owns these corner parcels which are comprised of Walgreens and a small strip center which currently houses McColly Realty a discount cigarette shop and a few other units/businesses. There are currently two freestanding signs which incorporate many but not all the businesses. The freestanding nearest SR49 is located on the Trust 4965 parcel while the second parcel that contains the other units has no freestanding sign. All the sign spaces are taken by the different businesses and are included in a declaration. The strip center as a separate parcel does not have space on either of the two existing freestanding signs. The businesses that exist in that strip center have requested additional signage to stay competitive in the marketplace. The owners are looking to amend the PUD to appease the current tenants as well as attract other national tenants. The proposed freestanding sign would be located at the south east corner of the parcel near SR49. This pylon sign exposure would help keep the spaces fully leased and provide stability which keeps property values up. He commented, brick and mortar businesses have a difficult time competing with Amazon business.

President G. Stone asked what type of national tenants they were looking to attract.

Mr. Bouwer noted place like Aspen Dental, Cricket Wireless, AT&T.

Town Engineer M. O'Dell noted that neither of the two existing freestanding signs are located on their property. The proposed pylon sign would be located on a common area as interpreted by the legal description.

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Member J. Kowalski commented that the town discourages freestanding signs. The owner's newest businesses in the town of Chesterton are represented on a monument sign.

Town Engineer M. O'Dell encouraged Mr. Boucher to show a better legal description of the proposed site.

Member F. Owens observed that many of the tenants represented on the existing freestanding signs are not even located on the petitioner's parcel. He argued that there is enough signage if the tenants agree to adjust their individual square footage. The owner of the property agreed to the declaration that governs the existing signs.

Member J. Trout said he would like to see a full site plan identifying monument signs and total acreage. It would help this board to determine if there is a real need for this additional signage.

Attorney C. Parkinson said that this board went through this when Cosmos wanted to construct a hotel on the east side. Attorney Babcock had to basically reform a PUD Ordinance. He had to delineate what site his client was dealing with and how it related to the whole of the Indian Oak PUD. The history goes back to the 1970's before it was required that there be a written PUD Ordinance. There is no master ordinance for this PUD. There are relationships between property owners and a declaration in place that need to be taken into consideration. He suggested that Mr. Boucher put together something similar and lay out the needs of his client's property. Additionally, we would need to determine what variances are needed.

The building department and Mr. Boucher agreed to work together to obtain any site plans and information that might be available regarding the evolution of this property.

Member J. Trout moved to continue the preliminary hearing for this item seconded by member F. Owens and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS

Urschel Laboratories, Inc. requesting an amendment to the Third Addition to Coffee Creek Center, PUD (Sidewalks) A letter was received from Daniel Marchetti, CFO of Urschel Laboratories requesting to continue this item until the August meeting.

Member J. Trout moved to continue this item until the August meeting seconded by member F. Owens and passed by unanimous voice vote.

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OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member F. Owens moved adjournment seconded by member J. Trout and passed by unanimous voice vote. The meeting adjourned at 7:15 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

G. Stone, President