

**CHESTERTON ADVISORY PLAN COMMISSION
SPECIAL MEETING
NOVEMBER 29, 2018
6:30 P.M.**

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

APPROVAL OF MINUTES

Member F. Owens moved approval of the minutes from November 15, 2018 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Lake Erie Land Company, Requesting Plattage of Property in the 1th Addition to Coffee Creek Center Phase "B" Lot 7 & 8. The secretary verified proof of notification, publication and payment. Attorney G. Babcock was present as legal representation for the end user. He was accompanied by Mr. Asad Malik, Mr. Phil Sarkissian both of Amerilodge, Inc. and Mr. Joe Gabet of Foresight Consulting, LLC. Attorney Babcock told the board the property is located in Coffee Creeks First Addition. He shared what would be the landscape plans for the east side of the lots and backside of the hotels. He noted there are vegetative swales to help deal with stormwater. There would be detention pond to handle an extreme amount of water. They would also be creating road right of ways for Matson running north/south and Ketring Trail running east/west. The necessary water and sewer requirements would be available. All businesses in the area contribute to the fee to keep the conservancy open and available to the general public. He gestured to a site plan depicting the location of the two lots. Amerilodge, Inc. has entered into a restrictive covenant with Lake Erie Land company that specified lots along SR49 will be retained as single-story sites. He spoke of the financial and community benefits of taking fallow ground and turning it into a commercial setting. The people that are making the investment in this piece of property find that siting the entrance facing west, is what they believe to be the most appropriate placement for a successful business. He respectfully requested the board to consider granting approval of the primary plat.

Attorney Kevin Warren of Lake Erie Land Company was present to speak in support of the project. Lake Erie Land Company feels this is a good addition to the area.

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There was no one present to speak in opposition to the petition. The public comment portion of the hearing was declared closed.

Town Engineer M. O'Dell said they have met all the necessary requirements for the completion of the primary plat. They would continue working on engineering plans with the consulting group.

President G. Stone made it clear he had no objection to the construction of these two hotels in this location. It would be a major addition to the town. He continued by saying that he strongly objected to the siting of the hotel. He believed the entrance to the hotels should be located on Village Point. He observed the intersection of Matson and Blackwell is somewhat congested at certain times of day. Often times Blackwell is clogged up with parked cars on both sides of the street making it difficult for two-way traffic. He felt this would be creating more traffic congestion. If on the other hand, the hotel ingress/egress is located on Village Point it would be a straight shot onto the site from Gateway Blvd.

Member T. Kopko said his biggest issue with the landscape plan is that all the really pretty stuff is located on Matson. Most people will be seeing the backside of the site from Village Point and the conservancy. He would like to see more trees and shrubs hiding their swale. He commented that what he would call "the butt end" of the hotel needs to look a lot better. That side of the project needs to look really nice or we won't get anyone else who wants to build there. Nobody wants to look out and see a brick wall.

Member F. Owens said he could appreciate the other members concerns. As a frequent traveler, he appreciates the ability to see lodging from the main highway.

Mr. Asad Malik said they would work to make sure that landscape is in line with what is visibly pleasing on all four sides of the project.

Keith Sharpe of Lake Erie Land Company said they have had considerable conversations with the developer regarding this item. They have also enlisted the help of an architecture review consultant.

Town Engineer M. O'Dell said that from the department heads view point Village Point is a main thoroughfare in Coffee Creek. You want the speed to be slow with the increased volume. Matson and Blackwell are a four way stop. There's on street parking which helps keep a neighborhood feeling. You want all this internal traffic to be its own little subdivision. The streets will meet town requirements. This is a PUD established in 1998 and this was the vision. You can agree with it or disagree, but it meets the PUD requirements.

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Member J. Kowalski commented that 99% of this kind of hotels face a main roadway. Our town needs this kind of growth. We will draw a lot of outside tourism to our community. A project like this helps ensure a stable future for Our community. Just come up with a good landscape plan.

Member N. Cobbs said he is optimistic that extending Matson will help the flow of traffic. He commented that the renderings are beautiful. He encouraged developers to do a little more work on the backside appearance.

Town Engineer M. O'Dell suggested that a landscape plan be made a condition and a part of the secondary plat approval.

Member N. Cobbs moved to close the public hearing and approve the Primary Plat with a condition that they will include a landscaping plan with the secondary plat seconded by member F. Owens and passed by a vote of 4 to 1 with member G. Stone voting no.

OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS-None

ADJOURNMENT

There being no further business before the board member N. Cobbs moved adjournment seconded by member T. Kopko. The meeting adjourned at 7:10 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President