

CHESTERTON ADVISORY PLAN COMMISSION
OCTOBER 17, 2019
6:30 P.M.

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from September 19, 2019 seconded by member N. Cobbs and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Duneland Prairie Retirement Village Development, JVJ Development, LLC, John Nekus, Primary Plat Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by the petitioner John Nekus and Jeff Haugh of Rhadtke Engineering and Surveying, LLC. Attorney Babcock told the board petitioner is looking to plat this parcel of land to be known as Duneland Prairie. He reminded the board the parcel of land is approximately 11.28 acres. The site would be accessed by South Calumet just south of the U.S. Post Office. Richter Street is to the north and the Westchester South subdivision abuts the parcel on its western side. He distributed copies of the primary plat site plan and a drawing of the proposed community building. They would be looking to take this B-3 property and develop it as a retirement village with residents being 55 years of age and older. There would be no more than 2 people per dwelling unit. It would meet all ADA requirements. The parcel would contain 21 lots with 42 paired cottage dwelling units. Each unit would have its own kitchen. The twenty second lot would contain a community building having approximately 2500 square feet. The community building would have a centralized kitchen and dining area, a property management staffer on site and a dedicated office. There would be five dedicated parking spots for the community center as well as six off site parking spots that could be used. There would be an HOA in place to maintain properties. The roads, sidewalks, lot coverage and setbacks would be designed to meet town standards for a retirement village in a B-3 Zone. The revised site plan was dictated by the most current flood plain maps dated 2015. He gestured to the area most effected by the flood plain. The detention pond did not change in square footage only in its configuration. He respectfully requested the board consider setting this item for public hearing at the November 21, 2019 meeting.

Member G. Stone asked for clarification of "Master Association."

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Attorney Babcock said they were looking at other designs when creating this draft. If there ever became a time when the post office didn't own the nearby property, they might want to purchase that property. The developer would go through the proper channels to incorporate that land and perhaps offer a different type of product where the master association concept might be utilized.

Member Stone asked when the HOA would come into effect.

Attorney Babcock said he believed that would be when the development has reached 75 percent of sale. He told the board that the community building would have a centralized kitchen but that did not mean they would be serving meals on a regular basis. If the homeowners are interested in adding that availability they would vote on the issue.

Member T. Kopko speculated that there could possibly be 84 people living in the development. He didn't see how the proposed kitchen could provide that many meals.

Member F. Owens commented that the community building could be expanded into Lot 15.

Member J. Trout moved to set this item for public hearing at the November 21, 2019 meeting seconded by member F. Owens and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS

Villages of Sand Creek Owners Association, Inc. An Amendment to the Planned Unit Development District Ordinance. Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Attorney Clay Patton was present as representation for the petitioner. The proposed amendment would delete sidewalks/walking trails that had not been installed. The amendment would expand and existing play area and make it ADA compliant. He respectfully requested the board to consider a favorable recommendation to the town council.

There was no one present to speak in support of the petition.

Criselda Martinez of 453 Ballenisle Ct., Chesterton was present to speak in opposition to the amendment. She told the board that the playground is right behind her home. She did not want to see the playground get any closer than it already is. She commented that she would have no privacy. She suggested they expand the play area to the north.

Andrew Harrell of 426 Ballenisle Ct., Chesterton was present to speak in opposition to the petition. He expressed concerns that the proposed expansion would encroach on his neighbor's property and perhaps devalue the property.

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The public comment portion of the public hearing was declared closed.

Attorney Patton commented that the playground would be contained within all HOA owned common area. They would not be violating any setbacks. He mentioned that some people like to have playgrounds nearby. By a vast majority this is what the homeowners wanted.

Member G. Stone moved to forward a favorable recommendation regarding this item to the town council seconded by member F. Owens and passed by unanimous voice vote.

OLD BUSINESS

Thomas E. Lipinski/ Thomas Edward Lipinski Trustee, requesting Secondary Plat Approval Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied Mr. Lipinski and Michael Young of Falk PLI Engineering. He commented that the rezoning concept of this item is not up in front of the town council until later in the month. The process of secondary plat is independent of that. They would be creating a buildable lot as well as combining six different deeds which currently make up the site. Those tax parcels would be combined to establish a single lot where Dollar General would be located. Mr. Lipinski would continue to own the lot where the auto repair garage is located.

Town Engineer M. O'Dell said they are still working together on construction drawings. He called attention to a note added to the secondary plat that would require all the necessary plans and drawings to be reviewed and approved before any building permit is issued.

Member T. Kopko moved to approve the secondary plat for this item seconded by member G. Stone and passed by unanimous voice vote.

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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 and passed by unanimous voice vote. The meeting adjourned at 7:05 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

S. Darnell, President