

CHESTERTON ADVISORY PLAN COMMISSION
OCTOBER 15, 2020
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members F. Owens, J. Trout, T. Kopko, D. Marchetti, J. Kowalski, C. Hammar and president S. Darnell. Town Engineer M. O'Dell was in attendance. Attorneys C. Parkinson and C. Nolan were present as legal advisor. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from September 17, 2020 seconded by member J. Kowalski and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

Olthof Homes Porter County Development, LLC. Amendment to a Planned Unit Development for Springdale Subdivision Mr. Ed Rectenwall was present as representation for Olthof Homes Porter County Development, LLC. He told the board they would no longer be asking for an amendment to the PUD. Based on some of the comments received at last month's meeting, moving forward they would approach the board with a replat of the Springdale Subdivision. He respectfully requested to rescind their request to amend the PUD.

Evelyn Komenas of 1087 N. Pearson Road, Chesterton, Liberty Township was present. She expressed concern about the drainage in her area and how the proposed PSR, LLC PUD, 70 W. 1100 North, Chesterton development would adversely affect her property. She commented that she and surrounding neighbors have a septic field and any additional stormwater put in their direction would cause water issues. She commented that if the proposed site is built up the stormwater would flow towards the nearby ditch which is poorly maintained. The homes along Pearson Road would be adversely impacted because the ditch is in close proximity.

Don Tharp of 82 W. 1100 N., Chesterton was present. Mr. Tharp told the board his home is adjacent to the proposed 58-acre development known currently as PSR, LLC PUD. He understood that the commercial portion of the development had been taken out of the plan. He expressed concerns about drainage. He commented he had not received a certified letter letting him know what was going on with that development.

Member J. Kowalski clarified that the concept portion of the process does not require the developer to notify any surrounding property owners. At this point in time the developer and members of the board are viewing the project offering suggestions and comments.

PRELIMINARY HEARINGS- None

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CONCEPT REVIEW

PSR, LLC PUD, 70 W. 1100 North, Chesterton

Attorney G. Babcock was present as representation for the petitioner. He was accompanied by Pranati Bransal a member of PSR, LLC. Attorney Babcock told the board the newly proposed plan does not include commercial development or commercial buildings. The commercial location that was first proposed on the far west edge of the site will become a detention area. The north south street is going to be matched up with 23rd Street. The far east end of the project has been reconfigured with two large lots where each would have their own private driveway. Additionally, they would provide connectivity to Pradera Trail in Stone Meadows Subdivision. They are proposing two monument signs. They also are looking to allow several lots to be less than 75 feet wide. Furthermore, they are requesting six-foot fence heights along certain adjacent public right of ways. There would be 36 single family lots. There would be an HOA with covenants to oversee the lift station, signage and drainage lots. It was clarified that the entire subdivision would be Zoned R-1 with the two out-lots designated for drainage. He solicited comments from the board.

There was some discussion about where the six-foot fencing would be a consideration. President S. Darnell asked if the developers had considered creating screening.

Attorney Babcock said he would take that under advisement. He commented that sometimes people still like to have fencing for child and pet safety reasons.

Member J. Kowalski suggested eliminating the proposed cul-de-sac and installing another ingress/egress along 1100 North. Even though there would be another road cut you wouldn't have 36 households coming in and out of the same road.

Member J. Trout was in agreement with member Kowalski.

Attorney G. Babcock said he wasn't sure if the site could be engineered in such a way.

Member T. Kopko expressed concerns about having five road cuts for a 36-lot subdivision. He noted there would be two road cuts for the private driveways and then three other access points which seemed a bit excessive.

Member F. Owens noted that some families with children like being located at the end of a cul-de-sac where there is less traffic and kids can play. Eliminating the cul-de-sac could make those lots less desirable.

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PUBLIC HEARINGS- None

OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

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

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

S. Darnell, President