

CHESTERTON ADVISORY PLAN COMMISSION
NOVEMBER 19, 2020
6:30 P.M.
(ZOOM MEETING)

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from October 15, 2020 seconded by member D. Marchetti and passed by a unanimous roll call vote of 6 to 0.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Olthof Homes LLC., Springdale, Phase 1 Resubdivision Attorney Greg Bouwer was present as representation for the petitioner Olthof Homes LLC., Porter County Development. Attorney Bouwer respectfully requested the board to consider this item to be set for public hearing at the December meeting. The Primary Plat and the Secondary Plat reflects changes which move the lot lines reflective of the PUD Ordinance as it pertains to percentage of lot coverage. Furthermore, the replating eliminated Lot 50 and 69. Setbacks were adjusted to fit the product.

Member F. Owens clarified with M. O'Dell that the plat meets with town standards.

Town Engineer M. O'Dell said yes, the plat meets with town standards. Additionally, they incorporated 11 rear yard drains. Seven drains were added on the interior road and three or four were added on the west side that abuts the industrial area.

Attorney C. Parkinson noted that the Primary Plat could be set for public hearing and the Secondary Plat approval would follow.

The secretary verified the meeting date to be December 17, 2020 with any additional material being submitted by Monday, November 30, 2020. It was noted the possibility of the December meeting being conducted via Zoom.

Attorney C. Parkinson commented that the governor only has the authority to issue those mandates for 30 days. He suggested publishing notice that the meeting would convene via Zoom and encouraged any remonstrance to be in written form. If there is secondary plat approval in December it would be conditioned upon a letter of credit for the rear yard drains. The infrastructure for this phase is already in but this would be new infrastructure.

**ADVISORY PLAN COMMISSION
NOVEMBER 19, 2020
PAGE 2**

Member J. Kowalski moved to set this item for public hearing at the December 17, 2020 meeting seconded by member D. Marchetti and passed by a unanimous roll call vote of 6 to 0.

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

OLD BUSINESS- None

NEW BUSINESS

Olthof Homes, LLC., Springdale, Phase 2, Secondary Plat Attorney Greg Bouwer was present as representation for the petitioner Olthof Homes LLC., Porter County Development. He told the board that any comments made since the approval of the primary plat had been addressed. Attorney Bouwer respectfully requested the board to consider secondary plat approval for Olthof Homes LLC., Porter County Development, Springdale, Phase 2.

Attorney C. Parkinson commented that any approval would be subject to receipt of two bonds; a Sidewalk Guarantee in the amount of \$61,617.88 and an Infrastructure Guarantee in the amount of \$18,425.00.

Member D. Marchetti verified that no lots or lot coverage had been changed since the Primary Plat had been approved in September.

Town Engineer M. O'Dell said nothing had changed in Phase 2.

Member J. Kowalski moved to approve the Secondary Plat for Olthof Homes, LLC., Springdale, Phase 2, subject to the receipt of the two bonds reviewed and approved as stated by Attorney C. Parkinson. The motion was seconded by member F. Owens and passed by a unanimous roll call vote of 6 to 0.

Lake Erie Land Company requesting Secondary Plat Approval for the Replat of Lots 1 & 3 and a Vacated Portion of Lots 37 & 38 of Coffee Creek Center Planned Unit Development, Phase A-B. Attorney Kevin Warren was present as legal representation for LEL. Keith Sharpe was also available to answer any questions. Attorney Warren told the board that any minor issues with the Primary Plat which had been approved by the board at a Special Meeting which convened on July 30, 2020, had been addressed.

Lake Erie Land Company requesting Secondary Plat Approval for Coffee Creek Center Planned Unit Development, 1st. Addition, Phase B Lots 7 through 12 (Vacated Portion of Lot 37 of Coffee Creek Center Phase A & B and Pintail Trace) Attorney Kevin Warren was present as legal representation for LEL. Keith Sharpe was also available to answer any

ADVISORY PLAN COMMISSION
NOVEMBER 19, 2020
PAGE 3

questions. Attorney Warren told the board that any minor issues with the Primary Plat which had been approved by the board at a Special Meeting which convened on July 30, 2020, had been addressed.

Town Engineer M. O'Dell was in agreement that the necessary minor issues had been satisfied. There would only be an Infrastructure Bond for Lots 7 through 12. The infrastructure already exists for Lots 1 & 3.

Member D. Marchetti moved approval of the Secondary Plat for Lake Erie Land Company for the Replat of Lots 1 & 3 and a Vacated Portion of Lots 37 & 38 of Coffee Creek Center Planned Unit Development, Phase A-B. The motion was seconded by member J. Kowalski and passed by a unanimous roll call vote of 6 to 0.

Member T. Kopko moved approval of the Secondary Plat for Lake Erie Land Company for Coffee Creek Center Planned Unit Development, 1st. Addition, Phase B Lots 7 through 12 (Vacated Portion of Lot 37 of Coffee Creek Center Phase A & B and Pintail Trace) subject to the receipt of an Infrastructure Guarantee in the amount of \$451,911.15 which had been reviewed and approved. The motion was seconded by member C. Hammar and passed by a unanimous roll call vote of 6 to 0.

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member J. Kowalski and passed by unanimous voice vote. The meeting adjourned at 6:54 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

S. Darnell, President