

**CHESTERTON ADVISORY PLAN COMMISSION**  
**OCTOBER 19, 2017**  
**6:30 P.M.**

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

**APPROVAL OF MINUTES**

Member T. Kopko moved approval of the minutes from September 21, 2017 seconded by member F. Owens and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC**

Mr. Ed Recktenwall of Olthof Homes was present. He distributed a sketch plan of a revised proposal for Springdale Planned Unit Development. The site is located on 1050 N. in the Crocker area of Chesterton. He told the board Olthof acquired the 39- acre parcel and is interested developing the site without the commercial area or would offer a very scaled back version of commercial area. As a developer they are strictly residentially focused and have little use for commercial properties. It is their desire replace all commercial areas with R-2 development or a mixture of less commercial and more R-2 homes. He gestures to Sketch Plan 1 which would eliminate all commercial and add 27 more R-2 lots then originally proposed. Sketch Plan 2 provides some commercial uses back in the northwest corner of the site totaling about 1.5 acres. He solicited comments from the board.

Member T. Kopko commented that he hates to see commercial development lose out to residential development. Member F. Owens was in agreement.

Member S. Darnell said this was originally set up including the commercial because of its value to the town. She commented that there are currently 4 viable businesses in that location that employ a lot of people with good paying jobs.

Member J. Trout commented that back when this was first approved the commercial swipe of property offered a bit of buffering between the industrial zoning and residential.

Mr. Recktenwall said they hate to have the site sit unused because they do not see the need for nine-acres of commercial use. He commented that the northwest corner still provides some buffering from the industrial use.

President G. Stone asked if the town was aware of any interest for commercial use property near the west side of town.

Town Engineer M. O'Dell said most inquiries focus on Coffee Creek Center and other vacant properties. He was unsure if anyone was aware that commercial zoning was proposed in this

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location. It's been a dead project for a long time. He suggested that members of the board think about this concept.

President G. Stone said he understood the long-range plans for Chesterton and wanted some time to think about this new proposal.

**PRELIMINARY HEARINGS- None**

**CONCEPT REVIEW**

**Brett Carney 5<sup>th</sup> Street Townhomes**

Attorney G. Babcock was present as legal representation for the petitioner, Bret Carney accompanied him. Attorney Babcock had included a revised site plan of the property located on 5<sup>th</sup> Street and 1100 N. They changed the design getting rid of the two lots down 1100 N. The plan would have private drives onto 5<sup>th</sup> Street.

President G. Stone commented he was happy to see lot 9 eliminated but felt there were still too many driveway cuts onto 5<sup>th</sup> Street. He thought two townhomes could share one driveway cut. He expressed concern with the driveway for Lot 8 being to near 1100 N.

Member T. Kopko agreed that backing out of Lot 8 could present a problem with 1100 N. being so near.

Member S. Darnell asked if there was any way to move the townhomes back without encroaching into the wetlands. She asked if there was any way to line three cuts up with the three cuts across by setting the homes back and including a collector street.

Mr. Carney said he sat with The Duneland Group to consider that option and found it would be too much concrete area and lot coverage. The further the homes get pushed back the quicker the property drops off down to the ditch. The typography of the parcel was a huge contributing factor of how far back the homes could go. He commented that the Lot 8 driveway was in compliance with town standards being 60 feet off the intersection where the standards require 50 feet. He said the lots are all 76 feet wide, they could make them 75 feet wide and gain the difference away from the intersection.

Town Engineer M. O'Dell said two separate structures could not share a driveway. Right now, 16 units can have 8 driveways.

Member J. Kowalski commented that 16 homesteads create a tremendous amount of movement on that property.

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Member J. Trout said given the town standards perhaps that 75-foot setback needed to be looked at. He wondered if there is a string of R-2 development that would help exemplify a better plan.

President G. Stone invited comment from a nearby resident of the project.

Mrs. Lorraine Burkholder of 1603 S. 5<sup>th</sup> Street, Chesterton was present. She said she was concerned the project would contribute to flooding problems on her property. She commented that her house is the lowest on the block.

Member J. Trout said perhaps town standards need to be looked at if 75 feet from the intersection isn't enough.

Town Engineer M. O'Dell recollected a variance that was granted to a petitioner on 23<sup>rd</sup> Street for this same type of safety reason. She increased the size of the concrete driveway giving her tenants ample space to turn around thereby eliminating the need to back onto 23<sup>rd</sup> Street.

**PUBLIC HEARINGS- None**

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**OLD BUSINESS**

President G. Stone said at the last meeting member Bob Poparad had resigned thereby vacating the position of vice-president. He solicited nominations for the position.

Member S. Darnell nominated member J. Trout to the position of vice-president seconded by member J. Kowalski and passed by unanimous voice vote.

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS- None**

**ADJOURNMENT**

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

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

G. Stone, President