

**CHESTERTON ADVISORY PLAN COMMISSION
JANUARY 18, 2018
6:30 P.M.**

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

ELECTION OF OFFICERS

Member F. Owens nominated member G. Stone to be reelected to the position as president, seconded by member S. Darnell and passed by unanimous voice vote.

Member N. Cobbs nominated member F. Owens to the position as vice-president seconded by member S. Darnell and passed by unanimous voice vote.

Member F. Owens nominated G. Murawski to the position as secretary seconded by member T. Kopko and passed by unanimous voice vote.

APPROVAL OF MINUTES

Member N. Cobbs moved to approve the minutes from December 21, 2017 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Southshore Development Group LLC, Wabash Avenue Subdivision Mr. Charles Ray of The Duneland Group was present as representation for the petitioner. He said they would like to hear comment from this board and then move to the Plat Committee. The parcel is under five acres and under 5 lots. The parcel is Zoned R-3. The one-acre parcel would be divided into four lots with a duplex on each lot. He said they had meet with department heads and incorporated changes as requested. The petitioner intends to keep these as rentals.

President G. Stone commented that Grant Street is not necessarily a residential area. He questioned their rentability.

Mr. Ray felt confident that the rental properties would be leased.

Town Engineer M. O'Dell said the biggest issue is there will be no parking allowed on Grant Street. Driveways onto Grant St. and Wabash are not an issue. This concept would require the petitioner to also petition the BZA for relief from several developmental standards.

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Member S. Darnell moved to refer this petition to the Plat Committee seconded by member T. Kopko and passed by unanimous voice vote.

It was the general consensus of the board that the Plat Committee would remain the same as previous year. Those members would include M. O'Dell, G. Stone and F. Owens.

Mr. Ray told the board he would not petition the Plat Committee until they had gotten through the approval process with the BZA.

CONCEPT REVIEW

Eagle Crossing Amendment to the PUD

Town Engineer M. O'Dell distributed an unofficial site plan to the board which department heads had an opportunity to look over the previous week. They are interested in putting in a permanent opening onto Rail Road because of a pipeline on the north side. Petitioners did not have pipeline approval. The building would remain the same and the pipeline people agreed to the sidewalk and greenbelt nearby but parking must be outside that area. He went over traffic flow with members of the board. Petitioners would be looking to have the board approve an amend the PUD.

PUBLIC HEARINGS- None

OLD BUSINESS

Coffee Creek Center 2nd Addition Morgan's Corner, Maintenance Guarantee

Coffee Creek Center 2nd Addition Morgan's Corner, Sidewalk Maintenance Guarantee

These items were approved at the previous month's meeting contingent upon receipt of revised paperwork. Attorney C. Parkinson confirmed that the necessary paperwork was resubmitted and in order. Member T. Kopko moved to formally accept the letters of credit for these items seconded by member N. Cobbs 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 T. Kopko moved adjournment seconded by member N. Cobbs and passed by unanimous voice vote. The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved,

G. Stone, President