

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

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

ELECTION OF OFFICERS

Member J. Kowalski nominated S. Darnell for president seconded by member N. Cobbs and passed by unanimous voice vote.

Member N. Cobbs nominated F. Owens for vice president seconded by member J. Kowalski and passed by unanimous voice vote.

Member J. Trout moved to retain G. Murawski as secretary seconded by member S. Darnell and passed by unanimous voice vote.

APPROVAL OF MINUTES

President G. Stone moved to approve the minutes from December 20, 2018 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

President S. Darnell clarified that all persons wishing to speak are required to step to the podium, state their name and address and state their business.

There was no one present to speak under comments from the public.

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

John Nekus, JVJ Development, Duneland Prairie Residents, Requesting Approval of a Planned Unit Development. (continued from December 20, 2018) Attorney G. Babcock was present as legal advisor. He was accompanied by Mr. Nekus and Jeff Haugh of Radke Engineering. Attorney Babcock told the board there were no new drawings for this evening's presentation. Mr. Nekus had meet with neighbors from Westchester South. He requested the board to reopen the public hearing to allow Mr. Nekus to bring members of the board up to date

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regarding their conversations. He said they were not looking for any approval from the board tonight since there had been no revised documents presented.

President S. Darnell said she was not inclined to open re-open the public hearing since no new material had been presented. She commented, the public is here because they want to understand what's happening and right now there is nothing to review.

Member J. Kowalski ask for a quick overview of the changes.

Attorney G. Babcock said they would be removing a few units. There would be some reconfiguration of the units to the west boundary. There would be some movement on the south west corner of the parcel. He said there would be some improvements in lot coverage.

Member J. Kowalski cautioned the petitioner to be prepared for next month since the public and members have been inconvenienced.

President S. Darnell commented that one of the variables has been the addition of an egress because of the density of the project.

It was then clarified by M. O'Dell that at staff recommendations the ingress/egress would be located on Richter St. and be a paved surface verses an emergency access.

Town Engineer M. O'Dell said that the emergency access concept has not worked in the past. The fire and police chief prefer a permanent paved road.

President S. Darnell stated her concern is for the residents where this ingress/egress will be located. The density of this project potentially puts a significant amount of traffic onto the neighboring subdivision.

Member G. Stone moved to continue this item until the February meeting seconded by member T. Kopko and passed by unanimous voice vote.

Olthof Homes and Larry Wright Requesting an Amendment to the Primary Plat for Springdale. Ed Recktenwall of Olthof Homes was present. He told the board they had advertised the public hearing but are still working out some of the engineering problems. He requested to open the public hearing and was hoping to entertain comments from the public.

Attorney C. Parkinson said there were still issues to confirm with regard to the construction drawings. There was no problem with the plat. He suggested opening the public comment portion of the hearing allowing members of the public the opportunity to comment. It was noted that a copy of the list of property owners within 300 feet was missing and the secretary was

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unable to confirm service. The public hearing would be continued until the February meeting for a dispositive vote.

President S. Darnell questioned whether the property owners had been notified. It was confirmed that notification had been sent it just could not be verified against a list of property owners since none was received. She commented that she was not comfortable taking comments from the public and solicited the boards opinion.

Member G. Stone questioned whether there were folks present this evening to speak.

President S. Darnell agreed to open comments from the public.

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

Patrick Sabados of 2420 Westwood Lane, Chesterton was present and expressed concerns regarding flooding. He said the farm field has flooded and drainage on the property is his biggest concern. He wondered if the lot lines of the proposed subdivision would line up with the ones on his side of the street.

There being no others to speak, the public comment portion of the public hearing was declared closed.

Member J. Trout moved to continue this item until February seconded by member N. Cobbs and passed by unanimous voice vote.

OLD BUSINESS

Lake Erie Land Company, Requesting Secondary Plat Approval in the 1th Addition to Coffee Creek Center Phase "B" Lot 7 & 8. Attorney G. Babcock was present as legal representation for the petitioner. He told the board there are four players involved and they are struggling to find common ground with a few outstanding issues. He respectfully requested to continue this item until the February meeting.

Member N. Cobbs moved to continue this item until the February meeting seconded by member T. Kopko and passed by unanimous voice vote.

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NEW BUSINESS

Member J. Trout called attention to a letter received from James Jeselnick. After meeting with Mr. Nekus in December he found the proposed revisions to be more in line with the neighbors concerns. In conclusion he found this to be a more palatable infill project.

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 7:05 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

S. Darnell, President