

CHESTERTON ADVISORY PLAN COMMISSION
JUNE 18, 2020
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members T. Kopko, J. Trout, F. Owens, J. Kowalski and President S. Darnell. Town Engineer M. O'Dell was in attendance. Member D. Marchetti was absent. 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 May 21, 2020 (Zoom Meeting) seconded by member F. Owens and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Lake Erie Land Company Coffee Creek Center Planned Unit Development First Addition, Phase B Lots 7 through 12, Primary Plat. Scott Civanich of the Duneland Group Engineering and Surveying and Keith Sharpe of Lake Erie Land Company were present as representatives for the petitioner. Mr. Civanich told the board the PUD is comprised of approximately 4 acres of property. The development would contain 6 lots. Each lot would be approximately a half to three quarters of an acre platted. The property is located west of Village Point, south of Voyage Boulevard and east of SR49. There would be 700 feet of new roadway added to the development including utilities gas, electric, water sewer and storm. He solicited questions from the board.

President S. Darnell questioned if the land donation from Lake Erie Land Company/Coffee Creek Development to the town had taken place.

Attorney C. Parkinson said negotiations are ongoing and nothing has been finalized. That is been part of the annexation and development agreement from 1996.

Keith Sharpe, Project Manager of Lake Erie Land Company said they are currently in negotiations with the town attorney Julie Paulson and LEL attorney Kevin Warren.

Attorney C. Parkinson said the discussions early on in March had stalled and he was uncertain if the decision to deed over property had taken place.

Mr. Sharpe said they had been looking at the Dickenson Property which is approximately 28 acres of land. It is located along Coffee Creek South. There is water and sewers on site.

President S. Darnell wondered if they might have things finalized for the coming Monday night town council meeting.

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Mr. Sharpe said Lake Erie Land Company is looking to invest their development in an effort to have shovel ready home sites. The six lots would be equipped with gas, electric, water, drainage and sanitary sewers installed. If potential buyers are interested in a larger lot, they could have the ability to purchase more than one lot. The configuration of the six lots would be near the new dentist office and installation of Pintail Trace would solve their egress issue.

Member J. Trout thought it was a good plan. Developers are not so willing anymore to purchase large swatches of land for development.

M. O'Dell said they would be working with LEL on the drainage system. Mr. Sharpe supported the idea of detaining the initial flush of stormwater and slowly releasing it.

Member F. Owens thought it was a great plan.

Attorney C. Parkinson said this site looks to be a replat of Lot 37. Typically, when you replat you vacate a plat and adopt another. The legal description of Lot 37 needs to be confirmed. What's being addressed by both the primary and what's being re-platted needs to match for noticing purposes. In theory LEL was planning to vacate and adopt a new plat. Those would be two separate processes. He had questions about the impact this process would have on Lots 1 and 2. He commented that it would be premature to put the platting before the vacating. They should go hand in hand. Assuming the details are worked by the July meeting and the land donation issue has a clear direction, they could potentially have 2 public hearings in August.

Member J. Trout moved to continue the preliminary hearing seconded by member F. Owens and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

OLD BUSINESS

Town Engineer M. O'Dell presented the bonds for Springdale Subdivision. The surety bonds were approved as follows; Springdale Subdivision, Sidewalk Guarantee in the amount of \$142,152.18 DTD May 21, 2020 – November 21, 2024 and Springdale Subdivision, Infrastructure Guarantee in the amount of \$447,546.57 DTD May 21, 2020- November 21, 2022.

NEW BUSINESS- None

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MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:10 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved,

S. Darnell, President