

**CHESTERTON ADVISORY PLAN COMMISSION**  
**JULY 16, 2020**  
**6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members J. Trout, F. Owens, T. Kopko, D. Marchetti and president S. Darnell. Town Engineer M. O'Dell and Town Manager B. Doyle were in attendance. Member J. Kowalski 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 June 18, 2020 seconded by member F. Owens and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC- None**

**PRELIMINARY HEARINGS**

Attorney C. Parkinson said he would like to discuss the Lake Erie Land items below in reverse order, he explained; This is a vacation of a secondary plat that has already been recorded. Secondly, we would be platting the property. You can't do one without first doing the other. They both would require public hearings. He clarified that what they call a replat, he would call a partial vacation.

It was the general consensus that the items below would be addressed in reverse from what had appeared on the agenda for tonight's meeting.

**Replat of Lots 1 & 3 and Partial Replat of Lots 37 & 38 of Lake Erie Land Company Coffee Creek Center Planned Unit Development Phase A & B.** Scott Civanich of the Duneland Group Engineering and Surveying, Keith Sharpe of Lake Erie Land Company and Attorney Kevin Warren were present as representatives. Mr. Civanich told the board the amended PUD is comprised of approximately 3 acres of property resulting in 2 lots. He distributed copies of the revised site plans. The first of that which would be most relevant to the vacation of Lots 37 & 38, then to be absorbed to comprise Lots 1 & 3 thereby making them larger.

Town Engineer M. O'Dell said there was further work to be done because some of his comments and language did not get incorporated into this revised site plan due to miscommunication via E-Mail. Additionally, the town would be working with Scott and the surveyor to rework language and incorporate a portion of Voyage Boulevard given to LEL in a quit claim deed so it too could be dedicated to the town.

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Keith Sharpe thanked M. O'Dell for working so diligently with LEL in their hopes of requesting a special meeting which if granted by the board would convene on July 30, 2020 at 6:30 P.M. He commented that they would like to get all the language and site plans cleaned up to meet the goal of platting Lots 1 & 3 and Lots 7 through 12 which moves them closer in the direction of offering potential buyers a shovel ready lot.

Attorney Kevin Warren respectfully requested the board to consider granting a special meeting on July 30, 2020 at 6:30 P.M. He commented that he would be moving pretty quickly to get the notice out if the board agreed.

Member F. Owens commented that there really wasn't a good definition of what Lot 37 looks like.

Town Engineer M. O'Dell explained a portion of Lot 37 exists platted in Phase A/B of CCC but a portion of Lot 37 in First Addition was never platted but it was shown in the PUD. There was some confusion surrounding Lot 37 that in the end the petitioner, town engineer and legal would clarify for the public hearing. Additionally, they were all in agreement the language of this action would be renamed for the public hearing.

Attorney C. Parkinson said if it was the boards desire to convene a special meeting it would be necessary to get the language correct. We need to have language for noticing purposes that would support that the petitioner would be vacating a portion of a plat and language to support the platting of property. These would be to separate actions.

Member J. Trout moved to set this item for public hearing by setting a Special Meeting to convene on July 30, 2020 at 6:30 P.M seconded by member D. Marchetti and passed by unanimous voice vote.

**Lake Erie Land Company Coffee Creek Center Planned Unit Development 1<sup>st</sup> Addition, Phase B, Lots 7 thru 12 (Continued from June 18, 2020)** Scott Civanich of the Duneland Group Engineering and Surveying told the board this action would vacate a portion of Lot 37 of CCC Phase A & B and create the 6 lots known as Lots 7 through 12 in CCC, PUD 1<sup>st</sup> Addition, Phase B. The shovel ready lots offer gas, electric, water sewer and storm. 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 built to town standards.

Member D. Marchetti moved to set this item for public hearing by setting a Special Meeting to convene on July 30, 2020 at 6:30 P.M. seconded by member J. Trout and passed by unanimous voice vote.

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**CONCEPT REVIEW- None**

**PUBLIC HEARINGS- None**

**OLD BUSINESS- None**

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS- None**

**ADJOURNMENT**

There being no further business before the board member J. Trout moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 6:56 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

S. Darnell, President