

CHESTERTON ADVISORY PLAN COMMISSION
FEBRUARY 18, 2021
6:30 P.M.

The meeting was called to order at 6: 30 P.M. Present were members T. Kopko, S. Darnell, D. Marchetti, J. Kowalski, C. Hammar and president F. Owens. Member J. Trout was absent. Town Engineer M. O'Dell and Town Liaison K. Nevers were in attendance. 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 January 21, 2021 seconded by member D. Marchetti and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

Lake Erie Land Company Keith Sharpe, Project Manager for Lake Erie Land Company was present. Mr. Sharpe told the board Lake Erie Land is looking to get Lots 13 through 19 in the Coffee Creek Center, Planned Unit Development, 1st Addition Phase B platted. They are looking to offer shovel ready lots. The proposed plat would move the development south of the project the board had approved in the later part of 2020. He solicited questions from the board.

President F. Owens asked if there was a plan for any of the lots.

Mr. Sharpe said they do have a client for Lot 15. They would be looking to present a Primary Plat at the March meeting.

Town Engineer M. O'Dell said they have working together with Lake Erie Land to develop each lot with the client's specific needs in mind. Part of the approval process includes the stipulation of which way the building will face and the setbacks necessary once the end user is involved.

Mr. Sharpe told the board that as they have buyers for the lots they would continue developing further south. He mentioned that at some point Matson Drive would extend all the way to the Culver's restaurant property. Shovel ready lots make the property much more desirable to clients looking to bring their businesses to Chesterton.

Mr. Bill Ferngren of 570 Vale Park Rd., Valparaiso, IN. was present. He told the board he is an attorney representing Kenneth J. Allen Law Group. The group is looking to grow their practice and construct a substantial 3 story building. There could be room for other professional offices as well.

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

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PUBLIC HEARINGS

Rules for conducting a public hearing were read aloud.

Chesterton Advisory Plan Commission Ordinance to Change Publication Requirement.

Attorney C. Parkinson outlined the proposed changes to the Ordinance which would remove specific references to the Chesterton Tribune in the procedures. The Chesterton Tribune halted service on January 1, 2021. There are five specific references either within the code, within procedures or within the appendices which require publication specifically in the Chesterton Tribune. The change would make publication required in a newspaper general publication within a town that is consistent with the state statute. It would be up to the petitioner to seek out one of those publications. He noted that legislature is currently looking to eliminate all such publication requirements and allow the posting of public hearings on a municipality's website.

Attorney C. Parkinson verified notice of the public hearing. The Ordinance had been on file prior to the public hearing this evening.

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

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Member C. Hammar moved to close the public hearing, accept the Ordinance as proposed and forward a favorable recommendation to the Chesterton Town Council. The motion was seconded by member T. Kopko and passed by a unanimous roll call vote of 6 to 0.

OLD BUSINESS- None

NEW BUSINESS- None

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MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment. The motion was seconded by member D. Marchetti and passed by unanimous voice vote. The meeting adjourned at 6:50 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

F. Owens, President