

CHESTERTON ADVISORY PLAN COMMISSION
APRIL 15, 2021

The meeting was called to order at 6:30 P.M. Present were members T. Kopko, C. Hammar, D. Marchetti, F. Owens, and J. Kowalski. Town Engineer M. O'Dell, Town Manager D. Cincoski and Town Public Affairs 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 March 18, 2021, seconded by member D. Marchetti and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

PRELIMINARY HEARINGS

PSR LLC, 1100 Woods Subdivision Preliminary Plat. Attorney Greg Babcock was present as legal representative for the petitioner, accompanied by Pranati Bansal, member of the petitioner. Attorney Babcock noted that this subdivision is within a planned unit development district. The primary plat calls for 35 single family residential lots. Babcock noted that the Town staff was requesting additional time to review the plat and the petitioner would be asking the Plan Commission to continue the preliminary hearing. Town Engineer M. O'Dell confirmed that final comments were not provided to the petitioner. He also noted that the plat did not show a required deceleration lane on 1100 heading east. Member D. Marchetti made a comment regarding the covenants and the turning over of architectural control to the HOA. Attorney Babcock replied that he would review the matter. Member D. Marchetti made a motion to continue the preliminary hearing, seconded by member C. Hammar and approved by a 5-0 voice vote.

CONCEPT REVIEW

Sand Creek Condominiums. Attorney Greg Babcock appeared on behalf of the petitioner, accompanied by Dave Faganel and Terry Falz. There has been an offer to acquire the old Sand Creek Country Club clubhouse and convert the property to condominiums. This would be a one lot planned unit development district which may require various development variances. There would be three buildings three-floor each, with the ground floor consisting of parking, and two living units on each of the second and third floors. The development would be a condominium scheme, with two bedrooms and two bath per unit. Town Engineer M. O'Dell noted there would be concerns for fire trucks and the three structures per lot addressed in the PUD. Member T. Kopko asked about the height of the structures, and Engineer O'Dell indicated that the plan was for a maximum of 35 feet. Attorney Babcock indicated that the units would be equipped with sprinkler systems. Member F. Owens asked about the impervious surface area, since there appeared to be a lot of pavement anticipated. He suggested the developer look at ways of creating more pervious surface area. Attorney Babcock indicated that the total site area was 1.6

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acres. Member Kopko asked whether the detention pond was capable of handling runoff from the development. Member Marchetti asked in the existing building was being sold "as-is." Member Owens asked if there was an anticipated timeline for development. Attorney Babcock indicated that the developer was conducting due diligence at this time. The concept review was concluded.

PUBLIC HEARING

Lake Erie Land Company, Coffee Creek Center Planned Unit Development 1st Addition Phase B Lots 13 through 19 Primary Plat. Attorney Kevin Warren was present as legal representative for the petitioner, accompanied by Keith Sharpe and Scott Civanich from Duneland Group. Attorney Warren indicated that the plat called for 7 lots in this 1st Addition, Phase B. He indicated that the overall development was proceeding in accordance with the PUD in the sense that the residential development was anticipated to go first, with the later lots, including the lots that were being platted in this petition, being meant for commercial development.

The notices were proper. There was no remonstrance. Member F. Owens declared the public comment portion of the public hearing closed.

Member J. Kowalski stated that he was satisfied with Lake Erie's explanation of its progress with the development. Attorney Warren requested approval of the primary plat subject to the submission of a construction drawing showing an additional private road and the payment of the stormwater plan fee.

Member J. Kowalski made a motion to approve the primary plat subject to the receipt of the stormwater fee and the submission of the additional construction drawing showing an additional private road. Member T. Kopko seconded the motion, which passed by a 5-0 voice vote.

NEW BUSINESS

Easton Park Phase I Sidewalk Guaranty. Kathy Harris of ATG Development was present on behalf of the developer who is requesting an extension of the completion date for sidewalks in Phase 1, along with a reduction of the guaranty amount. Member D. Marchetti made a motion to extend the completion date for the sidewalks to November 15, 2022 and the corresponding expiration of the guaranty to May 15, 2023, subject to receipt of the guaranty in a form approved by the Town attorney. Member C. Hammar seconded the motion, which was approved on a 5-0 voice vote.

ADJOURNMENT

Member T. Kopko made a motion to adjourn the meeting, seconded by D. Marchetti and passed by unanimous voice vote. The meeting adjourned at 7:15 p.m.

Approved: _____