

CHESTERTON ADVISORY PLAN COMMISSION
FEBRUARY 24, 2022
6:00 p.m.

The meeting was called to order at 6:00 P.M. This meeting was rescheduled from February 17, 2022 because of hazardous weather conditions. Present were members D. Marchetti, T. Kopko, C. Hammar, D. Lafata, J. Kowalski and President F. Owens. Member S. Darnell was absent. Town Engineer M. O'Dell, Town Manager D. Cincoski, Building Department D. Lohse and Town Liaison K. Nevers were in attendance. Attorney J. Paulson was present as legal advisor. The pledge of allegiance was recited.

ELECTION OF OFFICERS

Member J. Kowalski moved to retain member F. Owens as president member D. Marchetti as vice president and Gail Murawski as secretary for the year 2022. The motion was seconded by member C. Hammar and passed by unanimous voice vote.

APPROVAL OF MINUTES

Member D. Lafata moved to approve the minutes from November 18, 2021 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

CMRJ, LLC, an Indiana Limited Liability Company, requesting a change in the Chesterton Zoning Map. Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by Chuck Roth a member of CMRJ, LLC. Attorney G. Babcock told the board Mr. Roth is the owner of Chesterton Feed and Garden. Mr. Roth is looking to expand his business to a parcel of property he purchased directly to the east of the garden center. The Southernmost portion of the parcel, which is currently Zones R-2 would include the construction of a warehouse and office space. Attorney G. Babcock told the board they are looking to rezone the property to a B-3 Use. He noted that the request for a B-3 Zone had eliminated some B-3 Uses that would not be compatible with the surrounding neighborhood. Mr. Roth's feed and garden center is currently Zoned I-1. They felt it best to pursue a B-3 Use rather than industrial. They would use .69 acres on the south end of the property for the new building construction. If successful with the rezoning they would look to the Chesterton Plat Committee in order to create two lots the north lot being the existing home that would stay in the R-2 Zone same as surrounding neighbors and the south lot being the B-3 Zoned lot for the proposed office/warehouse portion of the existing business. He respectfully requested the board to consider setting this item for public hearing at the March 17, 2022 meeting.

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Town Engineer M. O'Dell requested that the eliminated uses from the B-3 Zone appear on the lot drawings which would then be documented as a part of the platting process once approved by the town council.

Attorney J. Paulson requested that the plat be recorded with the noted B-3 Uses that would be eliminated. If the property were ever sold these notes would run with the sale of the property.

Member T. Kopko moved to set this item for public hearing at the March 17, 2022 meeting seconded by member D. Marchetti and passed by unanimous voice vote.

CONCEPT REVIEW

Lake Erie Land Company, Coffee Creek Center PUD, First Addition, Phase B Primary Plat Lots 20 through 28. Town Engineer M. O'Dell told the board they would be attending the March meeting. When they submit documentation in March it could possibly be presented with the primary plat.

PUBLIC HEARINGS- None

OLD BUSINESS

Member T. Kopko wondered if the town had given any additional thoughts to reviewing and revising the Town of Chesterton Building Standards.

Attorney J. Paulson told the board that the process has begun.

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 C. Hammar and passed by unanimous voice vote. The meeting adjourned at 6:18 P.M.

Respectfully submitted

Gail A. Murawski, Secretary

Approved:

F. Owens, President