

CHESTERTON ADVISORY PLAN COMMISSION

APRIL 21, 2022

6:30 P.M.

The meeting was called to order at 6:30 P.M. present were members T. Kopko, S. Darnell, D. Marchetti, C. Hammar, J. Kowalski, D. Lafata and president F. Owens. Town Engineer M. O'Dell, Town Manager D. Cincoski 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 March 17, 2022 seconded by member J. Kowalski and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW

N2R Development, LLC, Sand Creek Subdivision- Vincent Auricchio of Auricchio Law Offices, LLC was present as representation for N2R Development, LLC. He was accompanied by Justin Neal a partner in N2R Development, LLC, Matt Keiser a project manager for Abonmarche and Matthew Russman of N2R Development LLC. Mr. Auricchio told the board their plan is to amend the existing PUD for Sand Creek Subdivision Phase 5, Phase B. Their goal is to beautify the area and to reduce the density of the former plan. It is currently designated to have up to 66 attached and detached residential units. They are looking to reduce the density and have proposed 13 residential units. They have reach out to adjacent property owner and received favorable interaction. He solicited questions and comment from the board.

Town Engineer M. O'Dell said they would work closely with the developers to establish a stormwater and drainage plan.

Member J. Kowalski asked if N2R Development LLC., owned the parcel currently.

Mr. Auricchio said they are currently under contract with Lake Erie Land.

President F. Owens thought that the proposed plan would fit nicely in the surrounding area.

PUBLIC HEARINGS

Lake Erie Land Company, Coffee Creek Center PUD, First Addition, Phase B Primary Plat Lots 20 through 28 Primary Plat. Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment.

ADVISORY PLAN COMMISSION
APRIL 21, 2022
PAGE 2

Attorney K. Warren was present as legal representation for Lake Erie Land Company. He was accompanied by Keith Sharpe of LEL and Dave Civanich from the Duneland Group. Attorney Warren told the board LEL is interested in installing infrastructure in different phases throughout Coffee Creek Center to make them shovel ready for future development. First Addition, Phase B Lots 20 through 28 will continue that process. The lots are located nearest SR 49 and just south of the previously platted lots. There are 9 proposed lots on approximately 7 ½ acres. He said they had worked in conjunction with department heads and M. O'Dell to get road configurations adjusted. He said they had one notification to a property owner misaddressed. They reached out to Symphony Center separately and they had no objections. He respectfully requested members of the board to forward a favorable recommendation to the town council.

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.

Town Engineer M. O'Dell said they would work out the details of the easements as the lots sell. Potential buyers may wish to purchase several lots and orient their building in a direction that would dictate easements. Easements would be designated on the secondary plat. He commented that the board could forward a favorable recommendation subject to M. O'Dell completing his review of all the engineering drawings.

Attorney C. Parkinson and members of the board had no concerns with primary plat.

Member J. Kowalski moved to close the public hearing and forward a favorable recommendation to the town council for this item subject to the approval of the engineering drawings. The motion was seconded by member S. Darnell and passed by a roll call vote of 7 to 0.

Thomas T. Roberts, Trustee of the Thomas T. Roberts Revocable Trust Agreement Dtd. September 19, 2005 requesting a change to the Chesterton Zoning Map. The secretary verified proof of publication, notification and payment. Attorney G. Babcock was present as representation for the petitioner. He was accompanied by Tom and Vic Roberts. Attorney G. Babcock noted that this was step two in the process of re-platting the lots. The property is located in Duneland Cove Unit 4, Lots 111 through 113 and Out-lot B. The parcel is located on the south side of Michael Dr. between Sand Creek Drive North and Watertower Drive. The railroad as it southern-most border. Duneland Cove was platted in 1992. The current zoning is R-3 & B-3 the rezoning proposes an R-1 zone. A drawing depicting the out lot and three lots was overlaid with the proposed 7 single family lots if the rezoning is successful. The proposed lots would be approximately 90 to 91 feet wide. The lots would range anywhere from an acre to eight tenths of an acre. He understood they would be discussing the layout of the lots and driveways on the east and west lots because they each have roads coming towards them. He felt that this down zone project would be a great infill project.

ADVISORY PLAN COMMISSION
APRIL 21, 2022
PAGE 3

He respectfully requested the board to forward a favorable recommendation to the town council.

Tom Smith of 2105 Dogwood Ln., Chesterton was present to speak in support of the rezoning. He said Tom and Vic have a great reputation of building in Chesterton.

Gail Murawski of 423 Quail Ct., Chesterton expressed support for the rezoning.

Attorney C. Parkinson and Town Engineer M. O'Dell said they would work out the conditions of the driveways of the east/west lots in the plat process.

Member D. Lafata moved to close the public hearing and forward a favorable recommendation to the town council for this item. The motion was seconded by member C. Hammar and passed by a unanimous roll call vote of 7 to 0.

OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS

Attorney G. Babcock inquired about the special meeting convening on Monday, May 2, 2022.

Attorney C. Parkinson said there is an Ordinance on file to propose changes to the Chesterton Subdivision Control Ordinance.

ADJOURNMENT

There being no further business before the board, member T. Kopko moved adjournment seconded by member D. Marchetti and passed by unanimous voice vote. The meeting adjourned at 7:02 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

F. Owens, President