

**CHESTERTON ADVISORY PLAN COMMISSION  
NOVEMBER 15, 2018  
6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members J. Trout, F. Owens, T. Kopko, S. Darnell, N. Cobbs, J. Kowalski and President G. Stone. Town Manager B. Doyle was in attendance. Attorney C. Parkinson was present as legal advisor. The pledge of allegiance was recited.

**APPROVAL OF MINUTES**

Member N. Cobbs moved approval of the minutes from October 18, 2018 seconded by member F. Owens and passed by unanimous voice vote.

**COMMENTS FROM THE PUBLIC- None**

**PRELIMINARY HEARINGS**

**John Nekus, JVJ Development, Duneland Prairie Residents Petition for a Planned Unit Development Ordinance** Attorney G. Babcock was present as legal representation. Mr. Nekus accompanied him. Attorney Babcock said the parcel of land that is approximately 11.8 acres. The site would be accessed by South Calumet just south of the U.S. Post Office. A preliminary review of the PUD Ordinance by Town Engineer M. O'Dell whom was not present this evening indicated that there would minor corrections to language. There would be minor changes to the sidewalks. The parcel in not flat land as it abuts the Pope O'Connor Ditch. They would be looking to take a normal five-foot sidewalk requirement and allocate it to the town so when the Dunes-Kankakee Trail comes those path/sidewalks will be eight feet wide. Included in the Ordinance is a request for increased signage. Engineering items would be added per M. O'Dell's request. He respectfully requested this item be set for public hearing December 20, 2018.

Member J. Trout suggested adding clear language and commitments regarding the walking paths. Attorney G. Babcock was in agreement.

Member F. Owens advised Attorney G. Babcock to revise wording in Exhibit C. Additionally, he pointed out a few other minor corrections.

Member T. Kopko moved to set this item for public hearing at the December 20, 2018 meeting seconded by member J. Trout and passed by unanimous voice vote.

**CONCEPT REVIEW- None**

**PUBLIC HEARINGS**

**Lake Erie Land Company, Primary Plat, 5<sup>th</sup> Addition to Coffee Creek Center Phase "B" Lot 7 & 8.** Attorney G. Babcock was present as legal representation for the end user. He was accompanied by Keith Sharpe of Lake Erie Land Company and Mr. Sarkissian of Amerilodge, Inc. Attorney Babcock told the board he is a newcomer to this petition and

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respectfully requested a continuance of the public hearing as the necessary notices and publications did not take place as he became familiar with the petition. Furthermore, he requested the board consider granting a special meeting to be held on Thursday, November 29, 2018 to convene at 6:30. He distributed a revised petition with the necessary documentation. He would file the necessary documents and make payment to the town for the special meeting if the board saw fit to grant that request. All the necessary updated materials would be available for review, notices to surrounding property owners within 300 feet were ready to go out and publication for the November 29, 2018 Special Meeting would meet the required timeframe.

Member G. Stone asked if his clients would be presenting plan amendments at the same time.

Attorney G. Babcock said he was unsure but that would not factor into this process being requested. Members of the board would most likely just be considering the plat at this time.

Member G. Stone mentioned that at the last meeting several members had made it known that they were unhappy with the direction/orientation of the building's facade.

Member S. Darnell moved to continue the public hearing for this item and granting a Special Meeting for November 29, 2018 to convene at 6:30 P.M. seconded by member F. Owens and passed by unanimous voice vote.

**OLD BUSINESS- None**

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS**

**Members to review Comprehensive Plan for November meeting.** President G. Stone commented that some obvious updates to the Comprehensive Plan would include; Statistical Data and Maps. He was looking for feedback regarding policy changes.

Member J. Kowalski suggested that the town council invite members of the plan commission to a meeting or workshop where changes could be discussed.

Town Manager B. Doyle commented that the 2010 Comprehensive Plan is a solid plan. It was crafted by a professional group and at this time he didn't see the need for a full-blown rewrite. At the very least, with the board's recommendation and the concurrence of the town council it should be revisited. A steering committee could then make suggested additions and note items for deletion.

Member F. Owens was in agreement. Following a steering committee review they could make a determination whether an outside group might be a consideration.

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Member J. Trout was in agreement. The steering committee might also informally gather public input.

President G. Stone suggested that somewhere in the text major changes/improvements within our town be incorporated. He commented that the past ten years have brought many positive changes to fruition. Those should be highlighted.

Member F. Owens addressed town council appointed members of plan commission. He asked them to carry a recommendation requesting the implementation of a steering committee in this matter.

Member N. Cobbs said he would be happy to do that..

**ADJOURNMENT**

There being no further business before the board member J. Trout moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:00 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President