

CHESTERTON ADVISORY PLAN COMMISSION
DECEMBER 17, 2020
6:30 P.M.
(ZOOM MEETING)

The Zoom meeting was called to order at 6:30 P.M. Present were members F. Owens, T. Kopko, D. Marchetti, C. Hammar and president S. Darnell. Members J. Trout and J. Kowalski were absent. Town Engineer M. O'Dell and Town Manager B. Doyle 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 November 19, 2020 seconded by member D. Marchetti and passed by a unanimous roll call vote of 5 to 0.

COMMENTS FROM THE PUBLIC

President S. Darnell read aloud a letter received from Evelyn Komenas. She expressed concerns regarding possible drainage issues from the PSR LLC development. She is concerned that the development will not manage its stormwater effectively.

PRELIMINARY HEARINGS

PSR, LLC, PUD Ordinance Attorney G. Babcock was present as representation for the petitioner. Pranati Bansal a member of PSR, LLC. was also available on the Zoom call. Attorney G. Babcock identified the proposed PUD Ordinance for the 1100 Woods Subdivision as being located on 1100 North, lying south of Dogwood Park and West of Stone Meadows Subdivision. The property to be developed is 18.40 acres. It would contain 35 single family residential units. The entire subdivision would be Zoned R-1. The north south street is going to be matched up with 23rd Street. The far east end of the project has been reconfigured with two large lots (Lots 34 & 35) where each would have their own private driveway. They would provide connectivity to Pradera Trail in Stone Meadows Subdivision. The out-lots (A, B, & C) that are along the south side of 1100 North are designated for stormwater management. Additionally, they would clean the ditch mainly on the west side so the water coming off-of the roadway into the ditch would be captured and put into the ponds designated for stormwater. He called attention to an out-lot which was originally known as Lot 24, but it would now become "Out-lot D". Wetland delineations push the line close to encompassing the lot. The lot would be sized for a single-family home without needing building relief. If in the future, they choose to go through the Army Corp of Engineers it could be platted as a buildable lot. The petitioner would open an existing culvert located in the Southwest corner of the property. This could include the replacement of the culvert at the owner's expense. They would be working in conjunction with Town Staff. The proposed monument sign, Lot 1, which is the west side of 23rd Street extended would become easement. The sign and surrounding landscape would be maintained by the HOA. Out-lot B will contain a private lift station maintained by the HOA. The developers are anticipating starting the development in July of 2021 as a single-phase infrastructure project.

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They would be asking for eight Development Standard Variances and one Town Standard Variance. He respectfully requested the board set this item for public hearing at the January 21, 2021 meeting.

Town Engineer M. O'Dell suggested installing additional screening along Out-lots A, B & C. A sidewalk would need to be installed up to 1100 North for crossing to 23rd Street. He requested additional clarity from the engineer regarding the sanitary sewer on Lots 34 & 35. Additionally, the engineer would need to delineate wetlands from 2003 to 2018 more clearly. He expressed concern that if Lot 24/ Out-lot D became buildable, there would not be much of a backyard. He would work in conjunction with Attorney Babcock to clear up language regarding the variances.

Member F. Owens expressed concern about drainage on lots south of Pradera Trail.

Town Engineer M. O'Dell said he would be working with Attorney Babcock and their engineer to determine if rear yard drains would work or if drainage would be forced to the front road. In the end he felt that runoff to the wetlands would be reduced. It was speculated that this issue could become a condition of Section 14.

At member D. Marchetti's request, Attorney Babcock briefly clarified changes to the development since the initial concept plan.

With no further questions from the board, Attorney C. Parkinson addressed the rules for publication as they currently exist. The Chesterton Tribune will no longer exist after January 1, 2021. Attorney Babcock could either choose to publish in the local Chesterton Tribune before the first of the year or wait until the rules for publication are addressed by the town. He suggested that the board waive the rule for publication in the Chesterton Tribune and allow publication in a newspaper suitable under Indiana Rule 531. He speculated that The Times would be the newspaper to meet the qualified requirement after the first of the year. Additionally, a declaration of the public health emergency would be in question. The meeting might convene via Zoom or be held at the Chesterton Town Hall where the public would be allowed to attend while observing healthy distancing. It was stressed the importance of the public being accurately informed as to how and where the meeting would convene. The public was encouraged to send written comment.

Member T. Kopko moved to set this item for public hearing at the January 21, 2021 meeting this motion would furthermore permit publication in a newspaper other than the Chesterton Tribune. The motion was seconded by member F. Owens and passed by a unanimous roll call vote of 5 to 0.

CONCEPT REVIEW- None

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PUBLIC HEARINGS

Olthof Homes LLC., Springdale, Phase 1 Resubdivision The secretary verified proof of publication, notification and payment. Attorney Greg Bouwer was present as representation for the petitioner Olthof Homes LLC., Porter County Development. The Primary Plat and the Secondary Plat reflects changes which move the lot lines reflective of the PUD Ordinance as it pertains to percentage of lot coverage. Furthermore, the replating eliminated Lot 50 and 69. Setbacks were adjusted to fit the product. Attorney Bouwer respectfully requested the board to consider approving the Primary Plat.

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 T. Kopko asked if the development meet all the lot coverage requirements.

Town Engineer M. O'Dell said yes, all lot coverage items and rear yard drain issues had been addressed on the Primary Plat.

Member D. Marchetti moved to close the public hearing approval of the Primary Plat for Olthof Homes LLC., Springdale, Phase 1 Resubdivision. The motion was seconded by member C. Hammar and passed by a unanimous roll call vote of 5 to 0.

OLD BUSINESS

Town Engineer M. O'Dell said Olthof Homes LLC. had submitted their letters of credit for Springdale, Phase 2 as follows:

Olthof Homes LLC., Springdale, Phase 2- Sidewalk Guarantee in the amount of \$61,617.88.

Olthof Homes LLC., Springdale, Phase 2- Infrastructure Guarantee in the amount of \$18,425.00.

Member C. Hammar moved to accept sidewalk and infrastructure letters of credit for Olthof Homes LLC., Springdale, Phase 2, seconded by member F. Owens and passed by a unanimous roll call vote of 5 to 0.

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NEW BUSINESS

Olthof Homes, LLC., Springdale, Phase 1, Secondary Plat Attorney Greg Boucher was present as representation for the petitioner Olthof Homes LLC., Porter County Development. He respectfully requested the board to consider approving the secondary plat for this item.

Town Engineer M. O'Dell said they had worked with DVG and Olthof Homes he found everything to be in order. He suggested the boards approval be subject to receipt of a letter of credit in the amount of \$49,134.80, Infrastructure Guarantee, which covers the additional drainage structure that was added.

Member F. Owens moved to approve the Secondary Plat for Olthof Homes, LLC., Springdale, Phase 1 subject to the receipt of the infrastructure guarantee. The motion was seconded by member D. Marchetti and pass by a unanimous roll call vote of 5 to 0.

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member D. Marchetti. The motion passed by a unanimous roll call vote of 5 to 0. The meeting adjourned at 7:11 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

President