

CHESTERTON ADVISORY PLAN COMMISSION
AUGUST 19, 2021
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members T. Kopko, S. Darnell, D. Marchetti, J. Kowalski and President F. Owens. Member C. Hammar was absent. Member J. Trout is resigned. Town Engineer M. O'Dell, Town Manager D. Cincoski and Town Liaison K. Nevers were in attendance. Attorney C. Parkinson was present as legal representation. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member J. Kowalski moved approval of the minutes from July 15, 2021 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

William C. Bennett and Rita F. Bennett requesting plattage of property generally located at 123 S. 19th St., Chesterton. Attorney D. Hiestand was present as representation for the petitioners. He told the board The Bennett's are looking to replat 10 lots on 19th St. into 3 lots. He respectfully requested to refer this item to the Plat Committee.

Attorney C. Parkinson said it would meet all the requirements of the Plat Committee. The replat would be less than 5 acres and there would be no new opening of a public way. He suggested the board consider referring this item to the Plat Committee.

Member J. Kowalski commented that there is a home located at the address of 123 S. 19th St.

Attorney D. Hiestand said they would be taking the home down.

Town Engineer M. O'Dell said he would have a note included on the site plan; "the existing home would be removed". Additionally, he would be working with the petitioner on a drainage plan.

Member S. Darnell moved to refer this item to the Plat Committee seconded by member J. Kowalski and passed by a unanimous voice vote.

CONCEPT REVIEW

Proposed addition to the Northwest Health Lakeshore Surgery Center, 3111 Village Point, Chesterton. Attorney G. Babcock was present as representation for the petitioner. He told the board surgery center is located south of The Bone and Joint Institute. The building that currently exists is about 11,500 square feet and is strictly out-patient. There are 12 beds and two operating rooms. The petitioner is looking to construct an addition on the east side of the existing

**ADVISORY PLAN COMMISSION
AUGUST 19, 2021
PAGE 2**

building. The proposed addition would be about 4300 square feet total with 1880 square feet of construction taking place on the new lot. The new lot being platted will not have public access which will require an amendment to the existing PUD. The new building/addition would have access through the existing building with ample parking available.

Member J. Kowalski asked if the current building is owned by Northwest Health.

Attorney G. Babcock clarified that the surgery center is owned by Community Health Systems. The parcel where construction would take place is currently owned by Lake Erie Land Company. The sale of the parcel is pending.

Town Engineer M. O'Dell said he would like this lot to be called LOT 2B. The existing building is located on Lot 2A.

PUBLIC HEARINGS

PSR, LLC, 1100 Woods requesting plattage of real estate in Chesterton IN. Primary Plat (Continued from June 17, 2021 and July 15, 2021) Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by Pranati Bansal a member of PSR, LLC. and Scott Civanich from The Duneland Group. Attorney G. Babcock told the board they had addressed all engineering questions and concerns. The lift station would be redesigned and the town utility board would accept it as a public lift station. He respectfully requested the board grant acceptance of the primary plat once paper copies are delivered to the town.

Attorney Parkinson suggested the board consider reopening the public comment portion of the public hearing since the petition had been continued.

Member J. Kowalski moved to reopen the public comment portion of the public hearing seconded by member D. Marchetti and passed by unanimous voice vote.

President F. Owens read aloud rules for conducting/reopening public comment.

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.

Attorney C. Parkinson said the public hearing had been continued to give the engineering department time to review the engineering drawings. Attorney Babcock meet with the utility board in July for their consideration to make this lift station public rather than private. At some point an amendment to the PUD Ordinance will be required to accomplish this. The business at hand this evening is determining if the engineering department has had sufficient time to review

ADVISORY PLAN COMMISSION
AUGUST 19, 2021
PAGE 3

the engineering. From a legal standpoint, Attorney Parkinson found the petition for primary plat to be in order.

Town Engineer M. O'Dell said he had walked the ditch from 1050 North to the property. There are no issues with the portion of the ditch to the railroad, but they do need to create a ditch from the railroad to the detention basin. They continue to work on the lift station with engineers. The hydraulics have been worked through. He said they are in a much better place. It was left to a board decision.

Member T. Kopko moved to close the public hearing and approve the primary plat for this item seconded by member S. Darnell and passed by a unanimous roll call vote of 5 to 0.

OLD BUSINESS

Deerwood Crossing Attorney G. Babcock was present as legal representation for the petitioner. He is currently working with engineering revisiting the primary plat. The Town Ordinance states that a primary plat without activity after two years will expire. He respectfully requested the board consider reinstating the primary plat when engineering reviews are complete. He requested the board to keep this item on the agenda.

Attorney C. Parkinson told the board the infrastructure is complete on Lots 7 through 12 in Coffee Creek. A Maintenance Guarantee in the amount of \$410,828.32 would be communicated to Lake Erie Land Company for them to secure a maintenance guarantee.

**ADVISORY PLAN COMMISSION
AUGUST 19, 2021
PAGE 4**

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member D. Marchetti and passed by a unanimous voice vote. The meeting adjourned at 6:55 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

F. Owens, President