

CHESTERTON ADVISORY PLAN COMMISSION
SEPTEMBER 16, 2021
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members S. Darnell, C. Hammar, T. Kopko, D. Marchetti, J. Kowalski, D. Lafata and president F. Owens. Town Engineer M. O'Dell and Town Liaison K. Nevers were in attendance. Attorney C. Parkinson was present as legal representation. The pledge of allegiance was recited. President F. Owens and members of the board welcomed new member Dane Lafata.

APPROVAL OF MINUTES

Member D. Marchetti moved approval of the minutes from August 19, 2021 seconded by member J. Kowalski and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Culver's Restaurant requesting an Amendment to a PUD Ordinance in the First Addition to Coffee Creek Center PUD Katie Smith the owner/operator of Culver's Restaurant was present. She told the board the amendment to the PUD Ordinance is to add a second drive through lane. The presell menu board in the existing lane would be removed. A second lane would be created having the same style menu board as the existing.

Town Engineer M. O'Dell said he had been working with the sign company. He requested they provide a revised PUD/amendment to the Ordinance. He clarified the request as adding a drive through lane along with second menu board, they would remove the existing presell menu board.

Ms. Katie Smith said yes just two drive through lanes and two menu boards.

Member T. Kopko asked if the new menu board was the same size as the presell board being removed.

Ms. Smith said she thought it might be two feet wider.

Attorney C. Parkinson said the current permitted signage is under Ordinance 2014-02. The variance in question permitted signage which exceeded what was allowed under the existing Coffee Creek PUD. He noted the current petition is missing a proposed ordinance which would amend Ordinance 2014-02. He requested a legal description of the property, proof of ownership and a list of property owners within 300 feet. He suggested the board consider the petition incomplete and continue the preliminary until next month.

Town Engineer M. O'Dell suggested using a corporate attorney.

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President F. Owens noted the four deficient items would need to be submitted by October 4, 2021. He was in agreement that they should have a complete petition before setting this item for public hearing.

Member J. Kowalski moved to continue the preliminary hearing until October 21, 2021 for this item seconded by member T. Kopko and passed by unanimous voice vote.

Lake Erie Land Company, An Indiana Company requesting an Amendment to a PUD Ordinance in the First Addition to Coffee Creek Center- Phase C Lot 3A

Lake Erie Land Company, An Indiana Company requesting plattage of property First Addition to Coffee Creek Center- Phase C Lot 3A

Attorney G. Babcock respectfully requested he board to hear his presentation on both Lake Erie Land petitions in combination as they relate to the same project. The board had no objection. Attorney Babcock was accompanied by John Hannon of Great Lakes Engineering Group. Mr. Hannon would be doing the surveying and plat work for the project. The petitioners are looking to amend the PUD in order to complete an addition to Northwest Health Lakeshore Surgery Center. The surgery center is located south of The Bone and Joint Institute. The addition to the existing building would also be comprised of the newly platted lot. The building that currently exists is about 11,500 square feet and is strictly out-patient. The proposed addition would be approximately 4,000 square feet. The newly constructed structure would enable Northwest Health to add one additional surgical suite, four private recovery rooms and additional storage for equipment. The petitioner is looking to construct an addition on the east side of the existing building. 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. He respectfully requested the board to consider setting the PUD Amendment for public hearing on October 21, 2021. Furthermore, he asked the board to consider setting the public hearing for primary plat on October 21, 2021, with the understanding that as a condition; "If successful, at the town council meeting on November 8, 2021 could also give their approval." This approval would also be conditioned on the primary plat meeting all the necessary requirements.

There was additional conversation regarding this request. In the end, the confusion surrounding conditions and commitments in order to have these two items run parallel was discussed and discouraged by the board and Attorney C. Parkinson. It was suggested that if the petitioners are in a hurry to build before the cold weather, they could request a special meeting.

Great Lakes Engineering representative John Hannon concluded that his clients would be fine with the primary and secondary plat for this project being taken up at the November meeting once the sale of the property is final.

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It was the general consensus of the board, Lake Erie Land Company, An Indiana Company requesting plattage of property First Addition to Coffee Creek Center- Phase C Lot 3A would be continued until the October 21, 2021 meeting.

Member S. Darnell moved to set the petition for Lake Erie Land Company, An Indiana Company requesting an Amendment to a PUD Ordinance in the First Addition to Coffee Creek Center- Phase C Lot 3A for the October 21, 2021 meeting date. The motion was seconded by member C. Hammar and passed by unanimous voice vote.

CONCEPT REVIEW

Marion L. Weitzel Living Trust, PUD Concept Plan, Springdale South Attorney G. Bower of Koransky, Bower & Poracky, P.C. was present as legal representation for the petitioner. He was accompanied by Ed Recktenwall of Olthof Homes, LLC. Attorney Bower told the board the property is located in unincorporated Porter County approximately ¼ mile east of, IN-49 and 1000 North. The concept plan for Springdale South is contingent upon the 97.6-acre, parcel being annexed into the town of Chesterton. He distributed a color rendering of the concept plan. The proposed project would contain 95 single family units Zoned R-1 and 116 paired cottage units Zoned R-2. Open space would consist of a dog park, walking trails near the detention pond areas, an open play area with shelter, pickle ball courts and a playground. Out lots surrounding the subdivision would contain landscape buffering.

Mr. Ed Recktenwall was present as representative for Otholf Homes, LLC. Upon completion of the sale of the Weitzel Trust property Olthof Homes would be the owner/developer. The parcel is bordered by the existing Springdale Subdivision with Abercrombie Woods to the east, existing residents to the west and some industrial/business uses to the northeast. The property is bordered to the south by 1000 North. He told the board the plan is very similar to the products they are offering in Springdale. Springdale South would offer more amenities. They would incorporate a heavily landscaped buffer berm perimeter. An HOA would manage common lots containing the amenities. He called attention to the rendering of the proposed signage. Detention areas would contain a fountain with walking trails and benched sitting areas for reflection. He solicited questions and comments from the board.

Member T. Kopko found the proposed subdivision to be high density with way too many duplexes resulting in too much lot coverage.

Member C. Hammar commented that as a resident of an Olthof Home community she knew first hand what the proposed subdivision might look like. She expressed her disappointment that in her neighborhood the Olthof version of buffering and berm amounts to nothing more than construction fill with a few plantings peppered in.

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Member F. Owens asked what the proposed lot sizes would be.

Mr. Recktenwall said the lot sizes proposed are 10,500 square feet R-1 Single family (84 X 126) and 11,250 square R-2 feet paired cottages (95 X 132). Lot sizes would be similar to those in Springdale after the replat.

Member K. Kowalski questioned why they were looking to develop lots with 40 to 45 percent lot coverage. He also noted that sheds are restricted.

Mr. Recktenwall said the paired cottages are a maintenance free product. They try to limit large tracks of land thereby cutting down on maintenance.

Member S. Darnell verified that the common areas and open space would be maintained by the HOA maintenance group.

Mr. Recktenwall said yes.

Member D. Lafata felt the lot coverage was excessive.

Member C. Hammar was in agreement with other members and felt the development was too high in density. She did not feel confident they could capture all their stormwater and release it responsibly. She noted her neighbor had a lot of standing water which attracts mosquitos.

Mr. Recktenwall said they would work in conjunction with the town to collect their stormwater efficiently. Both sides of the berm would have storm sewers install to manage stormwater.

Member T. Kopko asked if was their intention to connect roads from the proposed subdivision to the existing Springdale.

Mr. Recktenwall said yes. He added that utilities and sanitary sewer would also be connected.

Member F. Owens asked if the park and open space would be restricted to the general public.

Mr. Recktenwall said yes that is their intention since it would be maintained by the HOA. It would not be a gated community.

Member F. Owens commented that the lot coverage is aggressive but some people don't want a large lot to mow and maintain. He suggested adding rear yard drains with this level of lot coverage.

Town Engineer M. O'Dell said he has an issue with reduced side yard setbacks. He commented that most homeowners like to have a shed. He said he would be interested in seeing floor plans.

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He found the sign to be a bit excessive. He too would like to see rear yard drains installed and require drains on both sides of the berm.

Attorney C. Parkinson suggested taking a look at the current traffic and perhaps doing a traffic study. This is a significant number of units generating traffic. The town needs to look at the roadways and outlets impacted by such a development. There was some additional conversation about who would own what parts of the road once this property is annexed.

President F. Owens thanked the developers for their concept review. "Lots of food for thought".

PUBLIC HEARINGS

OLD BUSINESS

Deerwood Crossing

Attorney G. Babcock was present as representation for the developer. There is no new information. The developer, town and engineers continue to work together. He respectfully requested for this item to remain on the agenda.

Town Engineer M. O'Dell said he has an Infrastructure Maintenance Guarantee for the Residence of Coffee Creek in the amount of \$6,309.80 that has expired. There are no issues and the guarantee would be released.

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NEW BUSINESS- None

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 7:40 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

F. Owens, President