

CHESTERTON ADVISORY PLAN COMMISSION
APRIL 20, 2017
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members J. Trout, T. Kopko, B. Poparad, J. Kowalski and President G. Stone. Town Engineer M. O'Dell and Town Manager B. Doyle were in attendance. Members J. Ton and F. Owens were absent. Attorney C. Parkinson was present as legal advisor. The pledge of allegiance was recited.

ELECTION OF OFFICERS

Member J. Kowalski made a motion to retain G. Stone as president seconded by member T. Kopko. The motion passed by unanimous voice vote.

Member J. Trout made a motion to nominate B. Poparad for vice president seconded by member J. Kowalski. The motion passed by unanimous voice vote.

Member J. Trout made a motion to retain G. Murawski as secretary seconded by member J. Kowalski. The motion passed by unanimous voice vote.

APPROVAL OF MINUTES

Member J. Trout moved approval of the minutes from December 15, 2016 seconded by member T. Kopko and passed by unanimous voice vote.

President G. Stone reported to the board that the letters of credit which the board had approved at the December meeting had been signed and executed by him.

COMMENTS FROM THE PUBLIC

Ed Recktenwall from Oltoff Homes was present at tonight's meeting. He distributed to the board a preliminary concept plan for Village Green located in Coffee Creek. They are looking at the PUD lot that is at the corner of Kelle Drive and Sidewalk Road. It is currently proposed to have triplexes and duplexes constructed. The entrance is currently located off of Village Point Drive. They are interested in amending the PUD. The biggest change would be to place the entrance off of Kelle Drive rather than Village Point They have proposed 24 duplex lots. He further commented that the surrounding roads are private roads and the current developer is reluctant to grant access to anything else. He solicited comments from the board.

Town Engineer M. O'Dell said this was the Phillippe project. There was a maximum number of 26 homes proposed without amending the PUD. Phillippe owns the surrounding area. This area appears to be being sold to Oltoff Homes by LEL. They would be in touch with department heads to consider widening the roads making them more accessible for emergency vehicles.

Member J. Trout commented that this would be an interesting way to develop this parcel.

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PRELIMINARY HEARINGS

Olson Farm, LLC, Easton Park Planned Unit Development, Amendment to The Ordinance

Eric Gastavich representing Olsen Farm, LLC. was present. He was present requesting an amendment to the PUD. The first item addresses fencing along 250 East along the berm and turned approximately 300 feet along Easton Park Drive both on the north and south side of the road. The site plan which the board approved did not have the fence along Easton Park Drive illustrated. He respectfully requested the board consider the amended PUD to include that fencing. Furthermore, they had a complete extra drive lane for their frontage along 250 East. They are working with staff to reduce that. The details of not including the extra drive lane along the entire frontage are being worked out with staff. The second lane was a bit confusing because it didn't go anywhere. A consideration is to have a turn lane at the intersections to improve traffic movement. He felt these changes would make it a safer environment. He respectfully requested to set this item for public hearing.

Member J. Trout moved to set this item for public hearing at the May 18, 2017 meeting. The street design would be a waiver to town standards. The motion was seconded by member T. Kopko and passed by unanimous voice vote.

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

OLD BUSINESS

Stone Meadows, Infrastructure Guarantee Letter of Credit- Town Engineer M. O'Dell said he is working with the developer on a few small issues. This item does not expire until May 19, 2017. This item would be continued until the May meeting.

NEW BUSINESS- None

MISCELLANEOUS BUSINESS

Town Manager B. Doyle commented that there has been no new information on the development known as Greystone. This project was approved by the board with items to be worked out with Villages of Sand Creek.

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ADJOURNMENT

There being no further business before the board member T. Kopko moved adjournment seconded by member B. Poparad and passed by unanimous voice vote. The meeting adjourned at 6:51 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

G. Stone, President