

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

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

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from February 15, 2018 seconded by member F. Owens and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Kathryn Cochran requesting Plottage of Property on Vacant Land at the Northeast Corner of 5th Street and 1100 North, Chesterton. Rules for conducting a public hearing were read aloud. The secretary verified proof of notification, publication and payment. Attorney G. Babcock was present as legal representation for the petitioner. Mr. Brett Carney accompanied him. He is the developer with an agreement to purchase this property. Mr. Charlie Ray of the Duneland Group, LLC. was also present. Attorney G. Babcock told the board there would be no new road openings associated with the development of this 10-acre parcel. The developer has proposed nine lots on the parcel Zoned R-2. There would be eight duplex units along 5th street. The ninth lot comprised of approximately 5-acres was currently undersigned. Lots 1-8 would be built out within town code requirements. The units would have two car garages for each living unit. The shared driveways would have six spaces for additional parking. There would be four shared driveways for the eight units. There would be a ribbon curb used along 5th street with no curb and gutter. There would be a frontage type road serving the eight duplexes. Each unit would have approximately 1800 square feet of living space.

Attorney Babcock explained the natural flow of water would be from west to east towards Pope O'Conner Ditch. Mr. Carney was working in conjunction with M. O'Dell to incorporate a swale towards the back of the properties. He respectfully requested the board consider passing the primary plat subject to the town engineer making sure the set of construction drawings meets with the town engineer's criteria.

There was no one present to speak in support of the petition.

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Mrs. Patricia Schumate of 64 E. 1100 N., Chesterton, IN. was present to speak in opposition to the petition. She expressed concerns about the rainwater that gullies along that area. She said she had called to county and nobody does anything. She suggested the best action would be to clean out the Pope O'Connor Ditch. There are numerous downed trees in the ditch that need to be cleaned out.

Mr. Keith Gladdis of 1610 S. 5th St., Chesterton IN. was present. He told the board he has lived in his home for 41 years and never had a problem with standing rainwater in his backyard until the neighboring apartments expanded their parking lot.

The public comment portion of the public hearing was declared closed.

Mr. Charlie Ray said that currently when rainwater hits the property it runs straight to the Pope O'Connor with no slow down. The detention swale area would collect rainwater first and then be metered out into a pipe to the Pope O'Connor. This would stop the sudden rise of water into the ditch. Backyards with grass would also help slow rainwater.

Mrs. Schumate commented that the county needs to dig into the ditch where its shallow.

Town Engineer M. O'Dell said portions of the ditch have been cleaned out. He was unsure if the county would continue that process or dig portions out.

Town Engineer M. O'Dell suggested that Mr. Gladdis contact the Chesterton Street Department. There could be a storm water drain clogged on the west side of the street in that location. He told the developer he would like to have a sidewalk along 1100 North included in their bond. The town would not make them put it in now but when the trail is being completed the developer would be responsible for his portion of that. He commented, "It needs to be shown as a part of this project in the future and reflected in the bond."

Member J. Trout moved to close the public hearing, accept the Findings of Fact and approve the primary plat for this item with the condition that there would be no more than four (4) driveways to be allowed on the entirety of the subject property seconded by member F. Owens and passed by unanimous roll call vote of 5 to 0.

OLD BUSINESS

Lake Erie Land Company, Maintenance Bond for Streets

There was no one present from Lake Erie Land Company. Attorney C. Parkinson said they had been in contact but did not receive the letter. This item would remain on the agenda.

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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 N. Cobbs and passed by unanimous voice vote. The meeting adjourned at 7:10 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

G. Stone, President