

CHESTERTON ADVISORY PLAN COMMISSION
JANUARY 16, 2020
6:30 P.M.

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

ELECTION OF OFFICERS

Member G. Stone motioned to elect the same officers as last year. He nominated S. Darnell for president, F. Owens for vice-president and G. Murawski for secretary. The motion was seconded by member T. Kopko and passed by unanimous voice vote.

APPROVAL OF MINUTES

Member J. Kowalski moved to approve the minutes from December 19, 2019 seconded by member G. Stone and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

OLD BUSINESS

Residence of Coffee Creek, Infrastructure Maintenance Guarantee M. O'Dell told the board this project is complete. He said the owner of the development is looking for a formal release of the bond. The infrastructure maintenance guarantee for this item is in the amount of \$12,800.00.

Member T. Kopko moved to release the infrastructure maintenance guarantee for this item seconded by member J. Trout and passed by unanimous voice vote.

Brassie Subdivision, Phase I, Sidewalk Guarantee M. O'Dell told the board the town would hold a cashier's check in the amount of \$6,738.00 as a sidewalk guarantee for the four remaining lots. The guarantee would be good for two years. The guarantee would expire January 16, 2022.

Member J. Kowalski moved to accept the cashiers check as a sidewalk guarantee for this item seconded by member G. Stone and passed by unanimous voice vote.

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Attorney C. Parkinson said he had received the two Letters of Credit for Olsen Farms, LLC., Easton Park, Phase 4A. One of the letters of credit is for an infrastructure maintenance guarantee the other is for a sidewalk guarantee. Both letters are in proper form to be signed.

NEW BUSINESS

Town Engineer M. O'Dell told the board that over the years they had talked about taking a look at the zoning map. He distributed a list of proposed zoning corrections. The list contained the parcel number and affected addresses mapped out and broken down into eleven areas. He thought this board might look at the process of making these changes. He noted many split zone parcels where the properties current zoning may or may not be compatible with its current use. He walked the board through several examples telling the board that more accurate mapping technology and GIS data helped identify the areas where corrections might be made. Perhaps these revisions to the zoning map would prevent future issues for property owners where zoning might require them to seek relief in the form of variances that would potentially cost property owners time and money.

Attorney C. Parkinson said ordinarily an individual who wants to rezone property files a petition. The town could adopt a new zoning map but that can only be done after notice and an opportunity for a public hearing. He commented that people buy their property with the implied understanding of what the zoning is. He suggested not taking any steps toward this change before proper notice. The town has the authority to file a petition to change the zoning maps but that would include notice to property owners and an opportunity to be heard. He suggested providing information to these particular parcel owners informing them they are on a fringe zone or split zone and discussing with them the steps to remedy the anomalies.

Member G. Stone suggested sending out notification to one area at a time and invite affected property owners to discuss and understand the process of cleaning up the zoning map. It was understood that some property owners might not want to have their property rezoned.

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Attorney C. Parkinson said this could also be taken up as part of the revamping of the comprehensive plan. That could lead to a new zoning map being adopted and these get cleaned up in the process. He commented that this doesn't seem to be an urgent need.

Member G. Stone said he would like to see working through this as a part of the comprehensive plan.

M. O'Dell said he just wanted to start the dialogue and get the board thinking.

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member G. Stone moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 7:00 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved;

S. Darnell, President