

CHESTERTON ADVISORY PLAN COMMISSION
AUGUST 20, 2020
6:30 P.M.

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

APPROVAL OF MINUTES

Member J. Kowalski moved approval of the minutes from July 30, 2020 (Special Meeting) seconded by member D. Marchetti and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

Olsen Farms, LLC, Requesting an amendment to Easton Park a Planned Unit Development Katherine Harris Vice President of Development for Olsen Farms LLC. was present. She respectfully requested three amendments to their PUD explaining that in Sections 8 & 10 they would be correcting lot numbers. In Section 8 the lots should be numbered 1 through 74 and in Section 10 the lots should be numbered 75 through 346. In Section 9 they would correct the villa lots which should be numbered 1 through 74. Furthermore, they are requesting to clarify language for lot coverage. The amended PUD language would exclude in the lot coverage description any sidewalks and streets and the ingress/egress. Those are private streets.

Attorney C. Parkinson clarified that when lot coverage is determined they factor in only areas on the lot. If you have a private road your lot goes to the center line of the private road and that is impervious surface area which is therefore factored into lot coverage. This would remove those private street areas and sidewalks from the definition of lot coverage so they would not be factored in. This only occurs in the villa areas where the roads are private. With this change they will comply with the previously granted lot coverage percentage.

Town Engineer M. O'Dell said this amendment to redefine lot coverage within the villas will make it much simpler to review.

Member J. Kowalski moved to set this item for public hearing at the September 17, 2020 meeting seconded by member F. Owens and passed by unanimous voice vote.

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CONCEPT REVIEW

PSR, LLC PUD, 70 W. 1100 North, Chesterton Attorney G. Babcock was present as representation for the petitioner. He was accompanied by Pranati Bransal a member of PSR, LLC. Attorney Babcock told the board that the recently annexed 58 acres off 1100 North is what makes up this development. Conceptually 22 acres on the north end of this parcel is where development is proposed. Chesterton property is always annexed in as an R-1 Zone or single-family development. PSR is proposing 37 single-family homes on lots that would require no variances. Additionally, PSR is proposing two commercial lots comprised of 42,000 square feet. The two lots would be located farthest to the west. Each commercial building would be about 4050 square feet for a total of 8100 square feet. He distributed a list of permitted uses by district calling attention to B-3 Uses that would be permitted as well as uses that are currently not included. He noted dog grooming and café/coffee shop. He called attention to the proposed site plan. The development would span 1750 feet of frontage on the south side of 1100 North across from a portion of Dogwood Park. They are currently proposing 5 access points onto 1100 North and have also taken Pradera Trails through which is a planned portion of development from Stone Meadows. Roads would be built to town standards and eventually dedicated in the plat process. To limit the number of road cuts they would be looking to include "T Driveways." A homeowner's association would handle the maintenance of the T Driveway and each individual homeowner would handle their personal driveway. The minimum square footage for homes would be 2200 square feet which would include a two-car garage. Larger lots could accommodate increased square footage. Sewer and sanitation would be handled by a private lift station which the HOA would own and maintain. Detention areas would be owned and maintained by the HOA. They have also proposed two development signs. Additionally, in Attorney G. Babcock's presentation he noted 600 plus living units within the surrounding area as he inventoried available commercial spaces located in town. The sum of vacant quality commercial/office space totaled 13 units scattered about town. They believed there is a market for good upscale office spaces and commercial uses within their development.

Member F. Owens found the concept of the development to be pretty straight forward. He cited three lots that he found questionable for development.

Member J. Kowalski expressed concerns about incorporating a commercial development in with residential. He found five road cuts to be excessive. "It's a nightmare."

Member D. Marchetti said he was in agreement with member Kowalski particularly five road cuts. He asked if the commercial lots would be for sale and owner occupied and if there would be any restrictions on building. He questioned the detention ponds capacity as it currently exists in the concept drawings.

Attorney G. Babcock said the commercial lots would be owned by the developer and be leased. The commercial area would be separate from the HOA. They would have their own common

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area and be charged for the lift station and detention costs. He said they are currently working with staff on drainage issues. The PUD process would include material regarding drainage. Currently 22 to 23 acres would be developed out of the 58-acre parcel. PSR is looking to own and leave the rest of the parcel.

Member C. Hammar referenced the Comprehensive Plan which is currently slated for revision. This area is not envisioned having commercial uses. She commented that there is currently commercial property available in Coffee Creek. She didn't see the need for commercial property in this area.

President S. Darnell asked Chief J. Jarka if the two "T Driveways" would provide ample passage for a firetruck.

Chief Jarka said he didn't believe it was possible. He explained that they don't always get a truck into areas. Sometimes they have to back out of driveways. They could stay on 1100 North and stretch the lines. This would be an area sensitive to how its approached.

President S. Darnell wondered if garbage trucks would have an issue.

Town Engineer M. O'Dell explained that the developers came to staff several weeks ago with a plan. Everyone was not in agreement. Since that time staff has raised several issues that need to be looked at more carefully.

President S. Darnell questioned why the roads weren't thought out more carefully. Five road cuts none of which line up with existing roads is a safety factor. She didn't care for the mix of residential and commercial.

Member F. Owens commented that often times an area mixed with homes, stores and a park work.

Attorney C. Parkinson asked for clarification of the Ordinance. He wondered if it would cover the entire parcel annexed by the town.

Attorney G. Babcock said they are looking at maintaining the "wet area" in the ordinance separately. He speculated that the undeveloped portion owned by PSR, LLC would not be governed by the PUD Ordinance.

It was the general consensus of the board that the plan of development would need to be revisited

PUBLIC HEARINGS- None

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OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS

Member J. Kowalski welcomed new member Cassi Hammar to the board.

ADJOURNMENT

There being no further business before the board member F. Owens moved adjournment seconded by member D. Marchetti and passed by unanimous voice vote. The meeting adjourned at 7:17 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

S. Darnell, President