

CHESTERTON ADVISORY PLAN COMMISSION
MAY 20, 2021
6:30 P.M.

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

APPROVAL OF MINUTES

Member D. Marchetti moved approval of the minutes from April 15, 2021 seconded by member T. Kopko and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS

PSR, LLC, 1100 Woods requesting plattage of real estate in Chesterton IN. Primary Plat. Attorney G. Babcock was present as legal representation for the petitioner. He told the board that Duneland Group, LLC. had been working with the town engineering department. There was an issue with the proposed deceleration lane and changes in drainage. He respectfully asked the board to consider setting this item for public hearing at the June meeting.

Town Engineer M. O'Dell told the board that there are still significant changes to be made. The late submittal by the Duneland Group, LLC did not allow for ample review time. He noted that he did not have the time to review any of the changes prior to the hearing. It was a board decision whether or not to set this item for public hearing.

Attorney Babcock felt that by setting this item for public hearing at the June meeting things might quicken along. He understood as representation for the petitioner they needed to comply with the submission deadlines. Furthermore, if the board was not satisfied with the revised primary plat, they could always continue the public hearing.

Member J. Trout commented that if PSR, LLC. felt they could accomplish the task at hand by the submittal dates it would be at their risk.

Member T. Kopko moved to set this item for public hearing at the June 17, 2021 meeting seconded by member S. Darnell and passed by a unanimous roll call vote of 6 to 0.

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

ADVISORY PLAN COMMISSION
MAY 20, 2021
PAGE 3

Member T. Kopko moved to continue this item until the complete documentation is submitted seconded by member D. Marchetti and passed by a roll call vote of 6 to 0.

Deerwood Crossing, Town of Chesterton, Construction Drawings (Mark's Review) no material submitted. Town Engineer M. O'Dell explained, in March of 2018 the primary plat for Deerwood Crossing was approved, subject to engineering changes. The Ordinance states that if there is no secondary plat approval within two years the board may require the petitioner to come back with a new primary plat. Mark said he has been working with the petitioner who was unable to attend tonight's meeting. He would be available to attend the June meeting and refresh the board's memory.

Attorney C. Parkinson stated the petitioner is wondering whether the board would require the submission of a new primary plat. The board has the option to waive that requirement. The development is located at the corner of 5th St. and 1100N. He suggested the board might have a better idea of what action to take following the petitioner's presentation. At the June meeting the board can make a determination if the changes are substantial enough to warrant a new primary plat.

President F. Owens said they would consider this item following the presentation in June. It was suggested this item could be heard under concept review.

NEW BUSINESS

Audra L. Peterson, Bell Peterson Subdivision, request to extend a sidewalk guarantee for Bell's Corner. Attorney C. Parkinson clarified there was a petition filed to extend the time for completing the sidewalks. The petitioner was not present at tonight's meeting. Attorney Parkinson told the board he has issues with the petition. This item would remain on the agenda. If the petitioner did not appear at the next meeting the item would be dismissed for failure to prosecute. There is also an issue with the letter of credit expiring shortly after the June meeting. He commented, "you can't file a petition and not show up and support it."

Member S. Darnell moved to continue the Audra L. Peterson Petition, subject to dismissal if the petitioner is not present at the June meeting seconded by member J. Kowalski and passed by unanimous voice vote.

ADVISORY PLAN COMMISSION
MAY 20, 2021
PAGE 4

MISCELLANEOUS BUSINESS

Member J. Kowalski told the board he would not be in attendance at the June meeting. Member D. Marchetti said he might also be absent. It was clarified, four members need to be present to convene the June meeting.

ADJOURNMENT

There being no further business before the board, member T. Kopko moved adjournment seconded by member J. Trout and passed by unanimous voice vote.

Respectfully submitted

Gail A. Murawski, Secretary

Approved:

F. Owens, President