

CHESTERTON ADVISORY PLAN COMMISSION
JUNE 19, 2014
6:30 P.M.

The meeting was called to order at 6:30 p.m. Present were members F. Owens, S. Niepokoj, J. Trout, E. DeLaney, J. Ton and President G. Stone. Town Engineer M. O'Dell and Town Manager B. Doyle were present. Member T. Kopko was absent. Attorney J. Paulson was present as legal advisor. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member S. Niepokoj moved approval of the minutes from May 15, 2014 seconded by member J. Ton and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

Glenn Peterson of 200 Roosevelt Street, Chesterton was present to present a sketch plat for a potential subdivision. It is located at Porter Ave. and 15th St. known as the Ruge property. The property has been in the Bell family since 2005. They are looking to develop an 11 lot subdivision. The subdivision would require no rezoning it is currently Zoned R-2. He said the lots would be developed with single family homes. The home currently on the property would remain family owned. Lots 1-6 would be developed and sold as single family homes. The others lots would be built on by Bell family members.

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

Norman R. Novak Petition to Amend The Chesterton Professional Complex PUD

Attorney Todd Leeth was present as legal representation for Growing Kids Mgmt. Corp. He was accompanied by Michael Garatoni the president of the corporation. The petitioner is looking to develop a daycare/learning center to be located at the corner of CR1100N and South 11th Street. A portion of the property is currently occupied by Dr. Arnold's dental practice. In 1984 a document and drawing was recorded wherein the property was divided into 4 different parcels. Growing Kids is looking to purchase the three remaining parcels and develop that into a single site. The three parcels B, C and D equal 3.8 acres. The 1984 PUD would be amended to construct the proposed Growing Kids facility. In a power point presentation Attorney Leeth walked members of the board through the four variance requests two variances would relate to signage and one each for parking and fencing.

As a part of the plan of development a fenced play area would be provided. Growing Kids would install an 8 foot-wide sidewalk along 1100N as a part of the Westchester Liberty Trail and

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a standard 5 foot-wide sidewalk along 11th Street. A retention basin would be installed to capture storm water runoff. If it were determined necessary a fence would be installed surrounding the retention basin.

The new Ordinance also includes a Use Variance to allow for a child care facility in an R-3 Zone. Growing Kids currently operates six facilities in northern Indiana with its nearest facility being located on Campbell St. in Valparaiso Indiana.

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

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Member S. Niepokoj asked if there would be background checks done on employees.

Attorney Leeth said yes and additionally a thumbprint would be required.

Member F. Owens questioned the maneuverability of fire trucks within the site and parking lot layout if an emergency should arise.

Attorney Leeth said the new parking lot site plan offers more hard surface for a fire truck to maneuver than the current situation.

Member E. DeLaney asked if the additional 2 foot increase in the height of the monument sign would obstruct any sight lines.

Attorney Leeth said they would be happy to work with staff if there were any questions of sign placement.

Member E. Delaney moved to close the public hearing seconded by member F. Owens and passed by unanimous voice vote.

Member J. Trout moved to send a favorable recommendation to the Chesterton Town Council for the Amended Ordinance of The Chesterton Professional Complex PUD seconded by member S. Niepokoj and passed by a unanimous roll call vote of 6 to 0.

CONCEPT REVIEW- None

PUBLIC HEARINGS- None

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OLD BUSINESS

Duneland Trails- Infrastructure Maint. Guar. Comp. 06/21/14, Exp. 06/21/14 Developer Mr. Don Coker was present. He said they had six or seven items following the inspection all of which have been taken care of.

M. O'Dell said they would be going out tomorrow to check that all the work was completed.

Member F. Owens moved to accept the subdivision subject to the final review by Town Engineer M. O'Dell seconded by member S. Niepokoj and passed by unanimous voice vote.

Duneland Trails- Sidewalk Guar. Comp. 12/18/13 Exp. 06/18/14 Mr. Coker had filed his request for a two year extension and paid the necessary fee. There are currently 5 lots left with one being built on currently. The guarantee would be in the form of a cashier's check in the amount of \$10,392.00 for the remaining 4 lots sidewalks.

Member J. Trout moved to extend the guarantee by two years with a new expiration date of 06/18/16 in the amount of \$10,392.00 seconded by E. DeLaney and passed by unanimous voice vote.

Expired Guarantees- No new Information

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member E. DeLaney moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:14 p.m.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone President