

**CHESTERTON ADVISORY PLAN COMMISSION
NOVEMBER 18, 2021
6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members T. Kopko, D. Marchetti, J. Kowalski, D. Lafata, C. Hammar and president F. Owens. Member S. Darnell was absent. Town Engineer M. O'Dell, Town Manager D. Cincoski 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. Lafata moved approval of the minutes from October 21, 2021 seconded by member D. Marchetti and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- None

PRELIMINARY HEARINGS- None

CONCEPT REVIEW- None

PUBLIC HEARINGS

IN 49 Property, LL dba Culver's Restaurant requesting an Amendment to a PUD Ordinance in the First Addition to Coffee Creek Center PUD. Rules for conducting a public hearing were read aloud. The secretary verified proof of publication, notification and payment. Samuel Watts of Springfield Sign Company located at 4825 East Carney, Springfield, MO. 65803 was present as POA for the petitioner. He told the board Culver's is looking to add a second drive through lane. The presell menu board in the existing lane would be removed. A second lane would be created having the same style menu board as the existing. Both lanes would be identical in function. Their request is to allow for two menu boards at 46.67 square feet. He respectfully requested the board to consider granting their request.

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.

Attorney C. Parkinson found no legal issues with the petition.

It was the general consensus of the board that the petition was in order.

Member D. Marchetti moved to close the public hearing, accept the Findings of Fact and forward a favorable recommendation to the town council. The motion was seconded by member T. Kopko and passed by a unanimous roll call vote of 6 to 0.

Lake Erie Land Company, An Indiana Company requesting plattage of Property, First Addition to Coffee Creek Center- Phase C Lot 3A. The secretary verified proof of publication,

ADVISORY PLAN COMMISSION

NOVEMBER 18, 2021

PAGE 2

notification and payment. Attorney G. Babcock was present as representation for the petitioner. He was accompanied by Josie McLaughlin, Administrator for, Northwest Health Lakeshore Surgery Center in Chesterton and John Hannon of Great Lakes Engineering Group. Attorney Babcock told the board the petitioners are looking to amend the PUD in order to complete an addition to Northwest Health Lakeshore Surgery Center. The surgery center is located south of The Bone and Joint Institute. The addition to the existing building would also be comprised of the newly platted lot. The building that currently exists is about 11,500 square feet and is strictly out-patient. The proposed addition would be approximately 4,000 square feet. The newly constructed structure would enable Northwest Health to add one additional surgical suite, four private recovery rooms and additional storage for equipment. The petitioner is looking to construct an addition on the east side of the existing building. The new lot being platted does not have public access. The new building/addition would have access through the existing building with ample parking available. He called attention to the notes which had been added to the plat by the request of Town Engineer M. O'Dell. He respectfully requested the board to consider approving the petition for plattage of property for Lot 3A.

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.

Attorney C. Parkinson and Town Engineer M. O'Dell found the petition to be in order.

Member J. Kowalski moved to close the public hearing, and approve the plattage of property for First Addition to Coffee Creek Center- Phase C Lot 3A. The motion was seconded by member C. Hammar and passed by a unanimous roll call vote of 6 to 0.

OLD BUSINESS- None

NEW BUSINESS

Lake Erie Land Company, An Indiana Company requesting Secondary Plat Approval for First Addition to Coffee Creek Center- Phase C Lot 3A Attorney G. Babcock was present as representation for the petitioner. He respectfully requested the board consider granting secondary plat approval

Town Engineer M. O'Dell found the secondary plat to be in order.

Attorney C. Parkinson commented that the secondary plat approval for this item is rather ministerial in nature. There is no new infrastructure so there is no requirement for a bond.

Member T. Kopko moved to approve the secondary plat for this item seconded by member D. Lafata and passed by a unanimous roll call vote of 6 to 0.

**ADVISORY PLAN COMMISSION
NOVEMBER 18, 2021
PAGE 3**

Olsen Farms LLC, requesting Secondary Plat Approval for Easton Park, Phase IVB. Ms. K. Harris was present as representation for the petitioner. She told the board she had worked in conjunction with M. O'Dell and Attorney C. Parkinson. The letters of credit would be from Centier Bank.

Town Engineer M. O'Dell commented that Kathy Harris is always great to work with. Approving a secondary plat without bonds in place leaves the town hanging. Lake Erie Land Company has not yet produced their bonds and their secondary plat was approved with a contingency.

Attorney C. Parkinson said he has been in contact with the bank. The town should have letters of credit in hand by next week. He said the president and secretary could delay signing the mylars until next week subject to receipt of the letters of credit. Approve the secondary plat contingent upon receiving the letters of credit. The board could also choose to delay approval.

There was some additional conversation about approving the secondary plat, signing or delaying signing mylars. In the end it was the general consensus of the board to approve and sign mylars this evening.

Member D. Marchetti moved to approve the secondary plat for this item contingent upon receipt of the guarantee and sign the mylars this evening. The motion was seconded by member J. Kowalski and passed by a unanimous roll call vote of 6 to 0.

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

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

Respectfully submitted.

Gail A. Murawski, Secretary

Approve;

F. Owens, President