

**CHESTERTON ADVISORY PLAN COMMISSION
OCTOBER 16, 2014
6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members S. Niepokoj, E. DeLaney, J. Trout, F. Owens, T. Kopko, J. Ton and President G. Stone. Attorney C. Parkinson and Attorney J. Paulson were present as legal advisors. Chris Nesper from the town engineering department was present. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from September 18, 2014 seconded by member S. Niepokoj and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC- NONE

PRELIMINARY HEARINGS

Shilling Development, Brassie Estates Subdivision Unit 1 Primary Plat Jack Slager of Shilling Development was present he was accompanied by John Hannon of Great Lakes Engineering. The proposed 100 lot residential subdivision would be located just north of the Brassie Golf Course on approximately 44 acres. The lots would be approximately 80 feet by 140 feet. Phase I, would be comprised of 16 lots coming off the existing clubhouse entrance with eight homes on each side of the street.

Member S. Niepokoj asked if developers had secured an agreement with the Brassie to use their existing pond for storm water runoff.

Mr. Slager said they have a verbal agreement from them at least for the first phase. They would secure something in writing.

Chris Nesper of the Chesterton Engineering Department said any items to be ironed out are minor. He said that the developer has satisfied requirements with all other departments as well.

Member E. DeLaney asked if future expansion on the north end where a future detention pond might be located would tie in with the bike trail.

Mr. Slager said it would only be 20 or 30 feet from the subdivision. Future connectivity would be considered as the project unfolds.

Member F. Owens suspected that future residents would want to install fences. He wondered if there would be some uniformity. He speculated that residents might prefer a 6 foot fence and have to seek a variance with the BZA.

Mr. Slager said either they would install a fence or push for some uniformity when residents install fencing.

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Member E. Delaney moved to set this item for public hearing at the November 20, 2014 meeting seconded by member S. Niepokoj and passed by unanimous voice vote.

Lake Erie Land Company, First Addition to Coffee Creek Center Phase B, Blocks 8 & 10, Lots 1, 2 and 3. There was no representation by Lake Erie Land Company. The developer wishing to purchase the parcel from LEL was in attendance. He did not have power of attorney to act on behalf LEL.

Mr. Tony Vendramin of Chesterton was present. He expressed his frustration in trying to purchase the three different parcels from Lake Erie Land Company. He has plans for a strip mall on one parcel and office building for the other two.

Attorney C. Parkinson said that from an engineering standpoint everything was in order.

Member J. Trout commented that it's ashamed that Lake Erie's inability to pay attention to their own business would hold up a developer who wants to develop a project here in Chesterton.

Members of the board discussed moving forward in the hopes that LEL would show up next month if a public hearing is set.

Member J. Trout moved to set this item for public hearing at the November 20, 2014 meeting seconded by member E. DeLaney and passed by unanimous voice vote.

CONCEPT REVIEW

Mainstreet Property Group, Skilled Nursing and Assisted Living Facility Jeff Ban a private engineer with DVG was present to speak on behalf of Mainstreet Development. Michael Klingl of Mainstreet accompanied him. Mr. Ban said Mainstreet is a Carmel based national developer of resort oriented transitional care facilities. There are two other nearby facilities in Lake County one being located in Crown Point and the other in Dyer. This would be the first to be located in Porter County. The site is an 8.5 acre site which is comprised of Blocks 4, 5, 6 and 7 of the First Addition of Coffee Creek Center PUD. It would be located east of Village Point Dr. and north of both Gateway Blvd and the Bone and Joint. They would be looking for an amendment to the Coffee Creek PUD Ordinance. The site is fully serviced by all necessary infrastructures. A current storm sewer would be relocated around the proposed Mainstreet structure. A proposed private pond would be owned, operated and managed by Mainstreet. They would incorporate a system similar in treatment to the system used by the Coffee Creek Conservancy. The assisted living post acute care facility would be comprised of 106 beds. The building is a single story 77,000 square foot building. The building would be placed on the site to avoid three small wetlands. It would have a Frank Lloyd Wright architectural feel.

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Michael Klingl of Mainstreet was present to offer a more inside view of the facility. He said they are trying to take the room based care concept and change it into something that is more inviting to people rehabilitating. The Mainstreet concept is to provide a more medical resort type facility. Residents are encouraged to come out of their rooms not only for their rehab treatment but also to meet and greet family, friends and other residents by offering up to 15 destinations within the facility. The facility would offer hotel amenities like sit down restaurants where food is ordered off a menu, a bar, coffee café, family rooms, theater, game room, library, and a business center. The building would be comprised of 70 skilled nursing units and 36 assisted living units. There will be 18 studio type living areas and 18 one bedroom units.

Member E. DeLaney asked about the type of jobs the facility would create.

Mr. Klingl said the facility would create approximately 100 to 125 jobs. Most of the jobs would require skilled staff such as nursing and administrative positions. Housekeeping and kitchen staff positions would also be required.

Developers said they look to begin construction within the first or second quarter of 2015. The concept review portion of the project had satisfied the board. Information and drawings for consideration at a preliminary hearing could come as soon as the November 20, 2014 meeting.

PUBLIC HEARINGS

Lake Erie Land Company, Estates of Sand Creek, Phase X, Primary Plat Member J. Trout moved to continue this item until the November 20, 2014 meeting seconded by member S. Niepokoj and passed by unanimous voice vote.

OLD BUSINESS

Dogwood Estates Phase 2 & 3 Sidewalk Guar. Comp. 08/19/14 Exp. 08/19/14 (check)
Attorney C. Parkinson said he has been in contact with Attorney Babcock. Attorney Babcock and John Schnadenberg have exchanged the phone number of the company that grinds the sidewalks, which is a deficit item for the completion of this project. Attorney C. Parkinson recommended submitting a maintenance guarantee and carry over these items. The town is still holding a check.

NEW BUSINESS

Olson Farms, LLC by Eric T. Gastevich, Secondary Plat Sand Creek Farms Eric Gastevich was present. He reminded the board that they had an approved PUD for this project subject to final engineering drawings being submitted. The project was formally known as Olsen Farms, LLC back in 2008 the project would be renamed Easton Park.

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President G. Stone asked if the board could reapprove this item.

Attorney C. Parkinson said that they had looked into this item in depth. Ordinarily when you have a primary plat and no work has been done within a certain amount of time, you come back and resubmit. In this case conditional approval was given. With that condition being met and engineering drawings in hand the project can move forward. There was no time limit placed on the fulfillment of the condition, which may have been an oversight. There would be no requirement to reopen a public hearing on this item. With the exception of the name change, which is very minor, the plat will substantially comply and the secondary will substantially comply with the primary with the exception of the name. He suggested the board declare primary plat approval using the allocation date of October 10, 2014.

Member J. Trout reaffirmed primary plat approval effective October 10, 2014 seconded by member F. Owens and passed by unanimous voice vote.

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member S. Niepokoj moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 7:15.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

G. Stone, President