

**PLAN COMMISSION
STUDY SESSION NOTES
February 6, 2017**

I. Call to Order

The Plan Commission Study Session was called to order at 6:40 P.M. by President Thomas Anderson at the Schererville Town Hall, 10 E. Joliet St., Schererville, IN.

A. Pledge of Allegiance

President Anderson stated that the Pledge of Allegiance would stand from the Plan Commission Meeting.

B. Roll Call

President Anderson said the Roll Call would also stand from the Plan Commission Meeting.

II. Commission Business

A. Raynor's Addition

AVAS – American Valuation Appraisal Group, Inc.

General Location: 416 Joliet St.

Petitioner(s): Randall Raynor and General Contractor Ken Krysinski – K Construction

Request: 2-Lot C (C-3) Highway Commercial Subdivision and Joliet Street Overlay District Development Plan Review

President Anderson asked if this was the yellow house and the end of the block; which was confirmed by Mr. Volkmann.

Mr. Gary Torrenga with Torrenga Engineering represented the Petitioners. Mr. Torrenga explained that they will be taking an existing lot and turn it into a couple of lots. Mr. Torrenga said they want to take an existing former home, connect it to an existing garage; recondition the garage; make this into a larger office; and add parking spaces out front. Mr. Torrenga said they are not changing anything other than adding a bit of asphalt and a bit of roof between the house and garage. Mr. Torrenga said they will not be changing the plumbing or water system.

President Anderson said he thought it was a good use for some point in the future. Mr. Jarvis asked if there would be two different businesses on site. Mr. Torrenga said it will only be one business. Mr. Jarvis said he assumes there is only one washroom which Mr. Torrenga confirmed. Mr. Nick Georgiou, the architect, stated that there is a handicap washroom being added to the garage. Mr. Georgiou said they submitted plans downstate for rural conversion from residential to business and filed renovation drawings for the improvements. Mr. Georgiou stated that the handicap accessible area is the garage area; and that it will have office space with a separate entrance and a handicap bathroom. Mr. Georgiou said they are connecting the old building with the new construction; and that the existing building will be used as is. Mr. Georgiou said the non-structural partitions in the kitchen of the existing building will be removed and that those drawings have already been downstate and permitted; and that they have the design release relative to that.

Mr. Kouros said it is a great use; but his only concern was the driveway of the existing home appeared to be tight. Mr. Kouros asked how many cars they anticipated per day. Mr. Torrenga replied that there are six parking spaces and that they wouldn't need any more than that. Mr. Randall Raynor, the owner of American Valuation, stated that they have four employees and contractor appraisers. Mr. Raynor said on a typical day, there will probably be only four people in the office; some less or more in the afternoon depending on their schedule; and that sometimes it is only him in the office. Mr. Raynor said it is not a company where they have a lot of patrons coming to their office. Mr. Raynor said that the majority of their commercial work is in northwest Indiana, Schererville, St. John, and Crown Point; and that he felt this was a great location for their use. Mr. Raynor added that they have been in business for thirty years and are a stable company with local clients.

President Anderson had questions about it being two separate lots. Mr. Raynor said that Lake County GIS shows they are separate tax parcels right now.

Mr. Georgiou explained that the colored renderings are for landscaping and parking and what they hope to achieve with the color scheme and elevations.

President Anderson asked if there were any questions from Staff. Mr. Volkmann asked what their schedule was for the replat. Mr. Torrenga said if they get a favorable response tonight, they could do the replat in thirty days. Mr. Volkmann asked if they had prepared the plot for the subdivision yet. Mr. Torrenga said his surveyors have been working on it; but he had not put pencil to paper yet. Mr. Volkmann said there is no problem with the use. President Anderson said it appears to be minimal engineering, just a little more asphalt.

Mr. Jarvis asked what the hours of operation would be. Mr. Randall replied that typically it would be 7:00 A.M. to 5:30 P.M.; and that no one would be there in the evenings unless someone had a deadline. Mr. Randall added that in that instance it would only be one or two people at most. President Anderson said they like the look and that it was a good use; and that he felt it was the right area for it. Mr. Torrenga said they will request the owners to proceed and thanked the Board.

**B. Schererville, Lot 10, Block 21
Smierciak Surveying**

General Location: 116 E. Joliet St.

Petitioner(s): Anthony Smierciak

Request: (C-2) Community Commercial Joliet Street Overlay District Development
Plan Review

Mr. Anthony Smierciak said that he is the owner of the property and that he proposes to renovate the existing building into an office space; and that he will be moving his business there. Mr. Smierciak said they had plans drawn up which were submitted to the State; and that everything was approved as far as the architectural plans. Mr. Smierciak said they now want to get the building permit and get the project completed.

President Anderson said just as a point of reference this is just to the east of the Gaia Salon. Mr. Smierciak said that as far as the exterior, they are not really changing too much other than the existing decks and porches which are falling apart. President Anderson asked if they were keeping the garage. Mr. Smierciak said they were keeping it for storage, but wouldn't be doing that much to it. President Anderson said with land surveying, they really didn't have much walk-in business which Mr. Smierciak confirmed. Mr. Smierciak said at the end of the day, there may be people picking up their drawings. Mr. Smierciak added that this is a family-owned business with just himself and his son; and that his wife helps out in the office.

Mr. Volkmann asked Mr. Smierciak if he applied for a façade grant; and he replied he was going to. Mr. Volkmann said they can work together on the façade grant and signage for the building. Mr. Smierciak said they have contacted a couple of sign companies to get some quotes and examples to show the Town. President Anderson said there really isn't anything as far as engineering. Mr. Volkmann said that they will only be doing some landscaping improvements and façade enhancements and that it is in the Overlay Review. President Anderson said it is nice to see it turning over to a business; and that it looks good.

C. Correspondence

Mr. Volkmann stated there was no correspondence.

III. Adjournment

There being no further business, the meeting was adjourned at 6:57 P.M.