

PLAN COMMISSION
STUDY SESSION NOTES
February 20, 2017

I. Call To Order

The Plan Commission Study Session was called to order at 6:00 P.M. by President Thomas Anderson at the Schererville Town Hall, 10 E. Joliet St., Schererville, IN.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: President Thomas Anderson, Vice-President William Jarvis, Secretary Gary Immig, Drew Thomas, and Tom Kouros. Absent were David Jaroszewski and Dale Rudd. Staff present: Town Manager Robert Volkmann, Planning Coordinator/Office Manager Denise Sulek, Recording Secretary Norma Hollingsworth-Rico, and Town Engineer Robert Csanyi.

II. Commission Business

A. **Paragon Addition
(Proposed Community Neuroscience & Sports Medicine Center)**

General Location: 1545 U.S. 30

Petitioner(s): Community Healthcare System – David Otte

Representative: Gerald Granato – Santec Architecture

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. David Otte with Community Foundation stated that they were before the Board in December and presented their plan. Mr. Otte said at that time they explained the building would be a two-story building; and at this time the second story will be undeveloped. Mr. Otte stated that it will be a structural steel building with concrete floors; and masonry on the exterior with glazing. Mr. Otte said there will be perimeter parking around the building with a retention pond in the southeast corner.

Mr. Otte stated they went back to the drawing board on the parking, reviewed their program; and at this point, they came up with eighty parking spaces which include six handicap spaces. Mr. Otte said at this point, they would like to move forward with the development of the first floor; with the second floor being shelving space. Mr. Otte explained that they are still in negotiations trying to secure the building to the south for additional parking, but it is a slow process due to circumstantial issues.

President Anderson asked that with doing the first floor only, they would meet the parking requirements. Mr. Otte replied yes which was also confirmed by Mr. Volkmann. Mr. Jarvis asked if they would be entering into an agreement that the second floor would not be developed until they could secure more parking. Mr. Otte said that was correct; and that once they secured more parking, they would be back in front of the Board. President Anderson asked Mr. Otte if their wish list for the parking still consisted of the house to the south. Mr. Otte stated that they have two attorneys working to secure that property; but that it has been a very slow process.

President Anderson asked if there was an agreement with the Township Center for parking or if it was not needed with only the development of the first floor. Mr. Otte replied that it was not needed for the development of the first floor only. President Anderson asked if they demolished the house to the south if it would allow enough parking for the second floor. Mr. Otte replied that after the house has been demolished, it would provide thirty-five to forty spaces which should be adequate for the second floor development.

Mr. Thomas asked if they looked at the property and drew it out or if they were just guessing there were thirty-five spots. Mr. Otte said he would like to introduce Mr. Dustin

Fife with Stantec who did the engineering and architecture; and they also did the layout on the second floor. Mr. Fife said as far as the parking, they did a few studies to see what would fit. Mr. Fife explained that most of this was centered on maintaining use of the infiltration basin that is on site without needing to add underground storm water detention. Mr. Fife said that if that is done, even more spaces can be added; and the largest number they got up to was one-hundred-twenty-eight parking spaces. Mr. Fife said a conservative number using one of the other layouts they did maintaining the existing infiltration basin was about thirty-five more spaces.

Mr. Jarvis asked that with the agreement that they wouldn't develop the second floor, if they could keep a log of how many spaces are used for the first floor so the Board could see what the usage is. Mr. Otte said that they will definitely do a study as that would help them know how many spaces they will need.

President Anderson asked what their time table was for this project. Mr. Otte said they have reviewed the MEP drawings with their in-house people; and are hoping to get it out for bid in about three weeks. Mr. Otte said they hope by the end of April, they can get the foundations in. President Anderson asked if engineering would be required. Mr. Volkmann said it would require a Site Review. Mr. Fife stated that they have submitted the Site Review as of Friday. Mr. Csanyi stated that he just received those this evening; and that he would take a look at them.

Mr. Jarvis said that the property on the west side of St. John Rd. was originally owned by the restaurant as well; and wondered what action was taken with that property. Mr. Otte said they brought it up at the last meeting, but it was felt too dangerous to have people crossing over St. John Rd. Mr. Otte said for that reason they did not pursue it any further. Mr. Jarvis stated that it would help with the looks of their property if they at least cleaned it up a little. Mr. Otte agreed that they would clean it up.

President Anderson said he loves the look of the building; but just wished they were coming in with one movement. Mr. Volkmann asked about the signage. Mr. Otte stated that the last time they reviewed some of the signage. Mr. Otte said that they had Landmark do their signage. Mr. Otte added that Landmark did the Hoehn building, so the signs would be very typical. Mr. Fife stated that the signage drawings were the third page from the last. Mr. Fife said it is an LED sign, and that the sizes are indicated. Mr. Fife said there is some directional signage with a smaller one off of St. John; a monument sign that will be by St. John as well. Mr. Fife said the north elevation of the building will have a building name across the top. Mr. Volkmann said they are okay with their signage. Mr. Otte said they will also dress up the "Welcome to Schererville" sign while they are there. Mr. Otte said they will be back for the March 6 meeting, and thanked the Board for their time.

B. (Proposed Chamber of Commerce Office)

General Location: 122 E. Joliet St.

Petitioner(s): Evelyn Jones, Nicole Kelly, and Mary Watson

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

Town Manager Robert Volkmann represented the Petitioners. Mr. Volkmann said the Chamber purchased the house at 122 E. Joliet St. which is a grey two-story house just to the east of the house that was before the Commission a few weeks ago for the surveyor. Mr. Volkmann said the Chamber's goal is to put offices in the house but keep the residential look with a new porch. Mr. Volkmann said they will add new siding to spruce it up; and will turn the residential structure into a commercial structure. Mr. Volkmann further stated it will be landscaped in front; and will be a nice improvement to the downtown area.

President Anderson stated it looked nice. Mr. Volkmann said it will be a nice remake of the building; and that the upgrade of the property will be a positive thing for the whole downtown area. Mr. Volkmann further stated that anchoring the Chamber in the downtown area is a good thing for Schererville. President Anderson said there will be rooms for meetings. Mr. Volkmann said there will be a conference room, room for storage, and room for their executive offices. President Anderson said it looks nice and will be a welcome addition for that block. Mr. Volkmann said that they will be back in March for their approval.

**C. Boston Pizza Addition
(Proposed Giordano's Pizza)**

General Location: 625 W. U.S. 30

Petitioner(s): Joe Chojnowski, Franchisee

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. Joe Chojnowski stated he was the Franchisee of Giordano's Pizza; and that they are currently in the process of remodeling the old Boston Pizza location. Mr. Chojnowski said they intend to really spruce up the outdoor area with landscaping and an outdoor patio enclosure and to make this a destination or "want-to-go" place. Mr. Chojnowski said they will also landscape the exterior island along Route 30.

Mr. Chojnowski said they are proposing signage on Route 30; and are planning a new monument sign in that area; and will take the new façade décor and tie that into the base of the sign. Mr. Chojnowski said they will also have the Giordano's logo on the building; and have a proposal for directional Giordano's signage. Mr. Chojnowski said they intend to have two entrances consisting of the front entrance for the dining area; and a side entrance on the west side for pick-up and carry-out.

Mr. Chojnowski explained that he has raised the monument sign so it can be seen; so that once the patio trees along the patio-scape mature, it will not be blocked. Mr. Chojnowski said the trash enclosure will stay where it is, but that the design will change to match the décor of the building.

Mr. Jarvis asked about the pole sign shown on the last page. Mr. Chojnowski stated the pole sign would come down and the monument sign would go in its place. Mr. Jarvis thanked Mr. Chojnowski for coming into Schererville and added he loved their pizza. Mr. Chojnowski said that this location is a highly visible traffic area and that they will make improve the look. President Andersons said the plans look nice.

Mr. Volkmann asked if they were opening up the bar area at all. Mr. Chojnowski said it will be opened up a little and not as closed off as it had been; and that it will be no smoking. Mr. Chojnowski said there will be an overflow area to the east of the dining room to be used on weekends for private parties; and that it would hold approximately seventy people.

Mr. Volkmann said their plan will brighten it up; and that you will be able to see the monument sign better. President Anderson confirmed that they will be back in March for their approval.

D. Correspondence

There was none.

III. Adjournment

There being no further business, the meeting was adjourned at 6:22 P.M.