

**PLAN COMMISSION
STUDY SESSION NOTES
February 5, 2018**

I. Call To Order

The Plan Commission Study Session was called to order by Vice-President William Jarvis at 6:15 P.M. at the Schererville Town Hall, 10 E. Joliet St., Schererville, Indiana.

A. Pledge of Allegiance

Vice-President William Jarvis stated that the Pledge of Allegiance was already recited at the Plan Commission meeting held prior to the Study Session.

B. Roll Call

Vice-President William Jarvis stated that the Roll Call would stand from the Plan Commission meeting held prior to the Study Session. Let the record show however, that Town Manager Robert Volkmann attended the Study Session.

II. Commission Business

A. Lot 3, K & C Development

General Location: East side of U.S. 41, South of 77th Ave.

Petitioner(s): Ken Drenth

Request: U.S. 4 Commercial Corridor Overlay District Development Plan Review

Mr. Ken Drenth presented elevation drawings to the Plan Commission of concepts that they want to put on the property. Mr. Drenth stated that the proposed Mi-Box Warehouse shown on the right is a steel building with a cultured stone wains coat wall, with the majority of the building being metal including the roof. Mr. Drenth said the building to the left would be the storage units that they want to expand. Mr. Drenth said there is a total of nine storage units; and that this year they want to start with the Mi-Box Storage warehouse and three of the nine storage units for 41 U-Lock. Also included were the landscape and the building signage plans. Mr. Drenth stated that he is restricted to one-hundred-fifty square feet of total signage.

Mr. Jarvis asked for clarification that the larger warehouse was for the Mi-Box Storage. Mr. Drenth replied that the warehouse would hold the Mi-Box mobile containers; and that the other building would hold the self-storage containers for the 41 U-Lock expansion. Mr. Jarvis asked if the landscape design would be close to what was pictured on the rendering and said that it was very beautiful. Mr. Drenth said it would be and that he wanted it to be dressed up and look good. Mr. Jarvis asked about all the trees shown in the back; and Mr. Drenth pointed out that it was a canned photo and was not included in the landscape plan. Mr. Drenth added that the rendering of the landscape would be looking from the west.

Mr. Volkmann stated that at the Primary Approval, they had twelve buildings on the space and asked if the plan had been altered. Mr. Drenth said they may have and that they added more space between the isle ways, but reduced the number of main storage buildings.

Mr. Jarvis asked how far off the road the buildings would be. Mr. Drenth replied that the mini storage buildings were approximately 500' off of Route 41; and that the bigger warehouse was approximately 600' back. Mr. Drenth added that there are two one acre parcels between the warehouse and Route 41 along the south property line, and that there would eventually be buildings there. Mr. Jarvis asked Mr. Volkmann if they would be coming into the 800' with the Overlay District. Mr. Volkmann replied that that is what this is; and that it is what he received Primary Approval on.

Mr. Jarvis asked how tall the main building would be. Mr. Drenth replied that it was 28' with a 3/12 roof pitch. Mr. Drenth said the building would be 150' wide and 100' deep consisting of 15,000 S.F. Mr. Jarvis asked if that building would be sprinkled. Mr. Drenth said it would be and that it was required.

Mr. Immig asked what the climate controlled building would be storing. Mr. Drenth replied that it would store mobile storage containers for Mi-Box. Mr. Immig said he thought the containers were weather proof. Mr. Drenth explained that they are; but by putting them inside, they can stack them higher. Mr. Drenth said due to the valuable contents, they would also be more secure. Mr. Rudd asked if they had an overhead crane to move them. Mr. Drenth replied that they use a forklift.

Mr. Drenth asked if he needed to request a waiver; and said that the warehouse has three materials and the smaller buildings all steel. Mr. Jarvis replied that it is like Mr. Volkmann said, at the Primary it was brought in front of them; and now he is going with the Development Plan for the Overlay District.

There were no other questions from the Board or Staff. Mr. Jarvis said he would be happy if Mr. Drenth did the project like it was shown in the pictures. Mr. Drenth said he would do so, and thanked the Board.

B. 2031 U.S. 41

General Location: 2031 U.S. 41

Petitioner(s): Mike Gella

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S. 41 Commercial Corridor Overlay District Development Plan Review

Mr. Don Torrenga from Torrenga Engineering represented the Petitioner. Mr. Torrenga said that Mr. Gella would like to build the proposed 40' x 24' metal-framed addition to his existing metal-framed building. Mr. Torrenga said there would be some landscaping and some striping; but in general, that is really the only addition to the property. Mr. Torrenga said they would also like to ask permission to advertise for the 1-Lot Subdivision.

Mr. Rudd asked if this was for a business. Mr. Gella replied that it was just a garage for his cars. Mr. Jarvis asked Mr. Gella if he worked on antique cars and classics. Mr. Gella replied that he does. Mr. Jarvis asked if this would be behind the residence. Mr. Gella replied that was correct. Mr. Gella referred to the drawing and said there are the parking spaces, then the existing residence which is actually the business, and then there is asphalt, then the existing metal frame building; and that this is an addition to that metal frame building.

Mr. Jarvis asked if there were any questions from the Board or Staff. Mr. Volkmann advised Mr. Torrenga that they would need a developmental variance because the lot doesn't meet the requirements of C-3 Zoning District minimum for the 100' width, and that this lot is only 63'. Mr. Volkmann said that this would have to go to the B.Z.A. before the Plan Commission could consider this. Mr. Volkmann added that the Plan Commission would be doing two things, the 1-Lot Subdivision and consideration for the Overlay District; and that Mr. Gella would have to come in with signage and landscaping for the Development Plan Review. Mr. Volkmann further stated that this was similar to what they did next door for the architect's office; and that Mr. Gella's goal is to get his cars off of the street. Mr. Gella asked if there was still time to get on the agenda for the upcoming B.Z.A. meeting. Mr. Volkmann said that he still had time to make it if he could get his notices out by Monday; and that he should keep in touch with Ms. Sulek to let her know where he is at.

Mr. Jarvis asked if there would be any signage on this building. Mr. Volkmann stated that there was an existing sign out in the front. Mr. Gella said that it is a road sign and is a big light-box sign which is approximately 8' x 8'; and that it was Mr. there when he moved in there in 2003. Mr. Gella said that he has the surveillance company on Route 41; and behind there is a pole barn for his cars, and that this is just another addition. Mr. Volkmann said that the existing signage is non-compliant; but that he is not planning on changing it. Mr. Volkmann added that we need to be a little understanding here because he is not planning on changing it; and that if it ever happened to change the sign, it would have to become compliant. Mr. Volkmann also said that applying all of the new rules to an existing structure becomes a challenge, and that they need to use some common sense.

III. ADJOURNMENT

There being no further questions, the meeting was adjourned at 6:31 P.M.