

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

**I. Call to Order**

The Plan Commission Study Session was called to order by President Thomas Anderson at 7:00 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 was already recited at the Plan Commission Meeting and would stand.

B. Roll Call

President Anderson stated that the Roll Call would stand from the Plan Commission Meeting

**II. Commission Business**

A. Aldi Inc.

General Location: 795 Deercreek Dr.

Petitioner(s): MS Consultants, Inc. – Kailen Akers

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Ms. Kailen Akers represented the Petitioners MS Consultants. Ms. Akers stated that they are proposing to expand their existing store located at 795 Deercreek Dr. north; and that it would be a 1650 S.F. expansion. Ms. Akers explained that the store right now is about 17,000 S.F.; and that the expansion would go up into the parking lot area so there will be a little bit of re-grading throughout the parking lot and also a little bit of work with the storm line and tying the drains into the existing system. President Anderson stated that they were before the Board about three years ago which was confirmed by Ms. Akers.

Mr. Kouros asked if the entrance would be changed which was confirmed by Ms. Akers. President Anderson asked for confirmation that right now that area is handicapped parking and cart corral. Ms. Akers replied yes, and that basically they will be eliminating that row of parking that is up against the building; and that the handicapped parking would be shifting out into the parking field still the closest spaces to the door. President Anderson asked if they still were within the Ordinance in terms of parking. Mr. Volkmann replied yes that they had tons of parking.

Mr. Jarvis asked why they were not heading west. Mr. Volkmann said that he asked them that the first time, but all of the mechanicals are back there and would be a lot more challenging. President Anderson said it was all greenspace and retention. Ms. Akers said they would like to stay out of that as much as possible. Mr. Jarvis said we might have the first Aldi's with a second floor.

Mr. Immig asked if the expansion was just for additional square footage with nothing else planned interior wise. Ms. Akers explained that Aldi's is expanding and renovating every single one of their stores, so the layout of the store will be different, and they are getting an exterior remodel as well with a new entrance area, a new canopy area as they can see by the elevations. Ms. Akers added that it will now have some paneling, and the Food Market sign will be going away. Ms. Akers stated that there will be some composite wood look panel which is a fibrous concrete material that looks like wood; and they are completely re-doing all of the interior as well.

Mr. Jarvis said that years ago Aldi's was working with BW3's to get a sign on Route 41, they had a cross parking agreement drawn up. Mr. Jarvis asked if that agreement was still in place. Mr. Volkmann replied yes. Mr. Jarvis asked how many spots did the agreement allow for. Ms. Akers did not know off of the top of her head. Mr. Volkmann said that it was a private property arrangement and that the town did not have a copy of that. Mr. Volkmann said that when Al Krieger gave them assigned location on his property, there was some type of agreement, but didn't know how many spaces. Mr. Volkmann said he has never really seen a problem over there. Mr. Jarvis replied that they are growing, but it could still work because BW3's has the night crowd. Ms. Akers stated that if there is concern with the amount of parking; typically, with all of the new stores that they are building which are a couple of thousand square feet larger than this one, as a corporate requirement they want ninety-five spaces. Ms. Akers said they are providing one-hundred-twenty-three on this site. Mr. Jarvis said he was just asking because he passes the Aldi store almost every day, and they are growing in leaps and bounds. Mr. Volkmann said they could always put parking on the west side, because that is not a retention pond. Mr. Jarvis said that would probably be their next move. Mr. Volkmann said they have plenty of room to add parking on the west side of the building; but they are over parked now based on the current design. Ms. Akers said they are about thirty extra spaces over of what they typically want them to be.

President Anderson asked if there would be signage. Ms. Akers said there is a new logo. Mr. Volkmann said they are probably just re-facing the sign spaces. Ms. Sulek said it will be on the Agenda next month.

Mr. Immig asked if the store would be closed during the renovation. Ms. Akers said it will be closed for part of the renovation. Ms. Akers elaborated that it stays open for a little bit and then closes for about five weeks while they re-do the interior and get into some of the more of the disturbing parts of the renovation.

President Anderson said they did a nice job last time with the sidewalks and added that they have been a good neighbor. President Anderson asked if they needed to get with Ms. Sulek for advertising. Mr. Volkmann said they do not have to advertise this as it is just a Development Plan Review.

#### B. Discussion

There was a discussion regarding Plan Commission Procedures with Mr. Volkmann and the members.

### III. Adjournment

There being no further business, the meeting was adjourned at 7:25 P.M.