

**MINUTES OF THE SPECIAL PLAN
COMMISSION PUBLIC MEETING
APRIL 16, 2018**

I. CALL TO ORDER

The Special Plan Commission Public Meeting was called to order at 6:00 P.M. by President Thomas Anderson at the Schererville Town Hall, 10 E. Joliet St., Schererville, Indiana.

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, Mr. David Jaroszewski, Mr. Drew Thomas, Mr. Dale Rudd and Mr. Tom Kouros. Staff present: Town Manager Robert Volkmann, Planning Coordinator/Office Manager Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, and Councilman David DeJong.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. **P.C. Case #18-3-2
LOT 3, K & C DEVELOPMENT**

General Location: 7701 U.S. 41/10904 Drenth Dr.

Petitioner(s): Kenneth S. Drenth

Request: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Drenth stated they were requesting their Secondary Approval for Lot-3 development; and that he was requesting to be able to put the road in as soon as possible. Mr. Drenth explained that if it is possible, he would like to start building mid-May, even if the road is not in; and that he would like to have a temporary sign for Mi-Box and U-Lock on Lot-4 which is up front on Route 41 and north of the street to be installed.

Mr. Jarvis referred to the Robinson Engineering letter and asked if all of the items had been resolved. Mr. Drenth and Mr. Torrenza replied that they had. Mr. Volkmann asked if Mr. Drenth had a rendering of the proposed sign. Mr. Drenth replied that he didn't, and added that it would be similar to what is on the warehouse shown on the first page and that it would be no bigger than 4' x 8' just to let people know they are back there. Mr. Volkmann asked if it would be a plywood construction sign which was confirmed by Mr. Drenth. Mr. Volkmann asked how long the sign would be there. Mr. Drenth replied that it would be until he developed Lot-4, and that he had no intention of selling Lot-4. Mr. Drenth added that hopefully he would be able to find a tenant and do a build-to-suit. Mr. Volkmann explained that a temporary sign according to the Town would be thirty days. Mr. Drenth said that it would be longer than that, possibly two years.

Mr. Rudd made a motion to approve P.C. Case #18-3-2 pursuant to all State, Federal, and Local Regulations, and that all fees are paid to the Town of Schererville. This was seconded by Mr. Thomas and carried 7-0.

Mr. Volkmann stated that Mr. Drenth made two specific requests, one to locate a construction sign on Lot-4; and to start his building prior to the street being completed. Mr. Volkmann asked the Board to entertain those requests in an action. Mr. Jarvis made a motion to approve both requests which was seconded by Mr. Jaroszewski and carried 7-0.

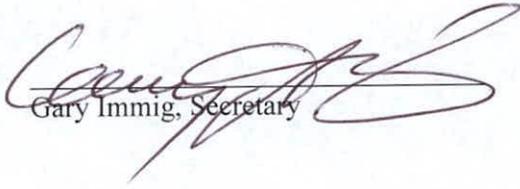
III. COMMISSION BUSINESS

A. Correspondence

Ms. Sulek stated there was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:06 P.M.


Gary Immig, Secretary