

**PLAN COMMISSION
STUDY SESSION NOTES
June 18, 2018**

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

II. Commission Business

A. Burr St. Crossings – Lot 2 (Proposed: Crossroads Animal Clinic)

General Location: 5939 U.S. 30

Petitioner(s): Dr. Thompson, Dr. Baisden, and Dr. Cartegena

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

B. Cazares Addition

General Location: 4828 W. 73rd Ave.

Petitioner(s): Ruperto Cazares

Request: 15-Lot (R-1) Residential Development

C. Resolution No. 2018-1

Schererville Parks and Recreation Impact Fee

President Anderson stated that Petitions for Burr St. Crossings and Cazares Addition had both been pulled from the Agenda; and that we would move into Resolution NO. 2018-1 which is set for hearing July 2.

Mr. Volkmann explained that the Town of Schererville has had a park impact fee for twenty years; and that one of the requirements for any fee is that on a statutory basis it must be revisited every five years. Mr. Volkmann said that every five years it goes up about 15% or 16%. Mr. Volkmann stated that there is an advisory committee appointed by the Town Council comprised of real estate, development, construction, and residents. This year's members were: Ms. Darlene Bouma (resident); Mr. Rick Callinski who is a representative from NIPSCO (business); Mr. Dave Eenigenburg who owns the White Hawk in Schererville (development); Ms. Gina Musolino (real estate); and Mr. Jim Seroczynski from Ridgemoor (developers). Mr. Volkmann added that Taghi Arshami from the Arsh Group is on the Impact Review and is involved with the renewal of the impact fee.

Mr. Volkmann explained that this fee only impacts new residential construction; and that all residents of Schererville have paid for the parks through the tax base over the years. As new homes come in, they are assessed the fee for their fair share. Mr. Volkmann said that the fee is determined by assessing the assets of the park system divided by the number of households which comes up with a "buy-in" charge. Mr. Volkmann said that the fee adopted in 2013 was \$1,365.40; and that the new fee will be \$2,170.33. Mr. Volkmann said there will be a public hearing for this which will be advertised. Mr. Volkmann added that this is part of the Comprehensive Plan; and that the Plan Commission's recommendation will be given to the committee who will forward it on to

the Town Council for their consideration. Mr. Rudd asked for confirmation that it would go into effect on January 1, 2019. Mr. Volkmann said that was correct; and that we need six months to notify the builders and developers to build this into their costs.

Mr. Rudd asked about the race-track frontage on U.S. 30. Mr. Volkmann replied that there was a company interested in the property for their corporate headquarters, but that they merged with another company and were no longer interested. Mr. Volkmann added that there really hasn't been any planning done on the race-track site from our perspective; but the thought is that the frontage on 30 would be more suited for commercial than for park use.

President Anderson stated that Schererville's impact fee is substantially higher than other communities. Mr. Volkmann said that if you look how it is formulated, it is based on the values of the assets within the park system. Mr. Volkmann added that there has been almost a \$5,000,000 investment in the park system over the last five years. There was a discussion about the park structures and trails noted on the summary pages. Mr. Volkmann said that Mr. Arshami will get into more details at the July 2 Plan Commission meeting. President Anderson advised the members to go over the summary to be informed for the public hearing on July 2.

III. Adjournment

There being no further business, the meeting was adjourned at 6:14 P.M.