

PLAN COMMISSION  
STUDY SESSION NOTES  
July 16 2018

I. Call To Order

The Plan Commission Study Session was called to order at 6:36 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 of Allegiance would stand from the previous meeting.

B. Roll Call

President Anderson stated that Roll Call would stand from the previous meeting.

II. Commission Business

A. Burr Ridge (A/K/A: Sopher Farm)

General Location: 8720 Burr St.

Petitioner(s): Providence Real Estate Development

Request: 103-Lot (R-1) Residential Subdivision

Attorney Jim Wieser with offices in Schererville, IN., represented the Petitioners. Attorney Wieser stated that this is a parcel of property located on the west side of Burr St. that is north of 91<sup>st</sup> and south of 85<sup>th</sup> which is known as the Sopher Farm. Attorney Wieser added that the property was annexed into the Town of Schererville; and that their proposal is for a single-family development with about ninety-nine lots.

Attorney Wieser said at the last meeting, the Commission identified some issues which will be addressed this evening by Mr. Doug Ehens of Providence Real Estate Development. Mr. Ehens said that the length of the cul-de-sac is approximately 500'; and that they have commissioned First Group Engineering to perform a traffic study for direction. Mr. Ehens added that once that is received they will submit it to the Town.

Mr. Ehens stated that as far as fountains, it makes sense to have something like that in the large pond that is on the north property line depicted on Page L 3 of their concept plan. Mr. Ehens said that the existing wetland complex on Outlot D will be left natural without a fountain; and that Outlot C will be another man-made pond, where they may also put in a fountain. Mr. Ehens said that depending on their grading work, they are planning to put in some paths around Outlot A and perhaps Outlot D.

President Anderson asked if the right-of-way for the town would be between Lots 33 and 34 for access to the Grand Canyon. Mr. Ehens said they were planning on Outlot B to be the main entry way in the northwest corner.

Mr. Thomas asked what they meant by "street tree" on their landscape plan. Mr. Ehens replied they would go in the parkways. Mr. Thomas asked how large the parkways were; and said that they should never put trees in the parkways because the roots uproot the sidewalks. Mr. Thomas said it would depend on what type of tree it is. Mr. Ehens replied that the Town has an approved standard in the ordinance of what can be planted in the parkways. Mr. Thomas asked Mr. Volkmann what our standard was for a parkway tree. Mr. Volkmann replied that in the Zoning Ordinance, there is a whole list of trees that are appropriate for a parkway. Mr. Thomas said that trees such as Elms uproot the sidewalks. Mr. Ehens explained that he was just following the ordinance for species of trees. Mr. Thomas said that it just seems like there are a lot of trees on the plan. Mr. Ehens said he was just following the ordinance for spacing; but that he would be happy to take some out.

Mr. Rudd said that Providence has a model in Cornerstone; and asked if that would serve as a model for these homes. Mr. Ehens replied that until they get something built here, yes it would.

President Anderson asked if they planned on seeking any waivers or variances. Mr. Ehens replied that currently he did not believe they would need any.

Mr. Volkmann stated that the storm drains in many locations are shown in the rear which is very non-typical of Schererville installations; and that they are always in the front in the street right-of-way. Mr. Volkmann added that the corresponding taps for individual homes are in front. Mr. Volkmann said that the installation is the opposite of what is being depicted. Mr. Volkmann said that the storm sewers are in the front; and that for the rear-yard drains they should run laterals from front to back of the lots. Mr. Volkmann said that they cannot put sanitary sewers in the back yards because they are too hard to service; and that the Town definitely did not like them going between property lines. Mr. Ehens replied that the reason for that was the topography of the site; if the sewer is in the front it gets extremely deep, and that they are trying to keep the sewer as shallow as possible. Mr. Volkmann said that he understood that; but that it would be his recommendation to not even consider it.

Mr. Csanyi from Robinson Engineering asked if in the future, the out lots were going to be taken over by the Home Owner's Association. Mr. Ehens replied that was correct. Mr. Csanyi then asked if they could provide dimensions for the Town's Access on Outlot B.

Mr. Volkmann mentioned that both Lavender Ln. and Wisteria Ln. street names had just been platted by Amberleigh; and they would need to change those. Mr. Thomas asked how deep the ponds were. Mr. Ehens replied that they are 5' or less. Mr. Immig asked if the utilities were being shown in the back. Mr. Volkmann said that both the storm sewers and sanitary sewers were being shown in the back. Mr. Immig asked about the electric. Mr. Volkmann said that electric and all utilities will have to be in the front yard. Mr. Jarvis said that NIPSCO does not run utilities in the back anymore; and Mr. Volkmann agreed.

President Anderson advised Mr. Ehens to get with Robinson Engineering regarding the sewers and other utilities because NIPSCO will not do anything in the back anymore. Mr. Volkmann said that they will have to re-design the sanitary and storm system, and didn't know how fast they could be ready. Mr. Wieser said they could be ready by September for the Public Hearing. Mr. Volkmann advised them to contact Ms. Sulek and set up a meeting to discuss utilities; and that they would have Robinson Engineering and Public Works there as well. President Anderson said that he would like another Study Session in August to go over everything and to make sure they have everything good to go.

Mr. Thomas asked if the street now shown as Wisteria Ln. had enough room for a fire truck. Mr. Volkmann replied yes and that it met the ordinance.

President Anderson stated that it looks like a nice project; that they need to get the utilities worked out and come to another Study Session in August; and hopefully in September for a Public Hearing. Mr. Ehens thanked the Commission.

### **III. Adjournment**

There being no further business, the meeting was adjourned at 6:50 P.M.