

**PLAN COMMISSION  
STUDY SESSION NOTES  
August 6, 2018**

**I. Call To Order**

The Plan Commission Study session was called to order at 6:15 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 earlier held Plan Commission Meeting.

B. Roll Call

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

Mr. Doug Ehens from Providence Real Estate Development represented the Petitioners. Mr. Ehens stated that they met with Staff since the last time they were here; and that they revised the plans for the sanitary sewer and rear yard concerns expressed at the last Study Session. Mr. Ehens said that they added a street to help get that realigned; and that they worked with staff regarding the storm sewers to pick out where they could leave things in the back yards where it made sense due to the grading issues. Mr. Ehens added that they have moved everything to the front where required; and that they made those adjustments to the plans.

President Anderson asked about the water. Mr. Ehens said that they originally they were tapping in twice at Burr St.; but Mr. Huet from Public Works asked if they could run it out the northwest corner on the side and tap into the Heather Hills Townhomes. Mr. Volkmann said that it is unincorporated, but that there is a NIPSCO easement there. Mr. Volkmann said that they have a very effective loop in the system; and that if they kept it on Burr and something happened, the entire subdivision would be out. Mr. Ehens stated that they are willing to do that; and that he assumed Schererville would cooperate if they needed help with NIPSCO easements. Mr. Volkmann said there is probably utility easements that run between the four-unit buildings; but that he wouldn't have control over that area is plotted in County. Mr. Volkmann added that crossing the NIPSCO easements shouldn't be an issue and that Schererville would cooperate.

Mr. Rudd asked for confirmation that they changed the names of the two streets mentioned at the last Study Session. Mr. Ehens replied yes.

Mr. Volkmann said that there was a concern by Public Works of the sanitary sewer running through the detention area; but after meeting with the engineer who explained that if they did go with it just at the streets, they would have 20' to 23' cuts respectively to deal with on the sewer. Mr. Volkmann added that they worked it out by having some type of berm that is flattened out and tucked in where we could get there from both directions and perhaps through the middle. Mr. Volkmann further stated that they may not be able to access it through the whole thing, but that they would have a stable enough platform to work off of from that line.

Mr. Volkmann said that there are several areas where there are drainage issues within the development; and that there are rear-yard drains at every lot junction. Mr. Volkmann said that the concern was bringing laterals through the middle of the lots and impeding property owners' future development of their rear yards. Mr. Volkmann added that it was

agreed that the laterals would come out of structures and run along the property lines to eliminate that issue.

Mr. Thomas asked if the green lines on the plan were sewer lines. Mr. Volkmann replied that the green lines are the storm sewer, orange lines the sanitary sewer, and that the blue lines are the water. Mr. Thomas asked why the storm sewers were only on one side of the street. Mr. Volkmann said that typically there are storm sewers on only one side of the street; and that the laterals come off of there. Mr. Volkmann said that because of some of the areas where grades are substantial and cuts would be real deep, it made more sense. Mr. Volkmann referred to Lots 21, 22, and 23, where there are inlets along the back corners of each lot and going around the corner the same thing going out; and that they had to pick up the rear-yard drains so it was more practical. President Anderson said to keep them along the property line. Mr. Volkmann said that Public Works is aware of that; and that it keeps the back yards free for the home owners use with the exception of the rear-yard drains.

Mr. Rudd asked for confirmation that the electrical lines were still in the front of the homes. President Anderson said that all electrical, cable, NIPSCO, and phone all have to be in the front. President Anderson asked if engineering had any issues. Mr. Volkmann said that Mr. Csanyi got the drawing today; and that it is not full engineering, just the concept. President Anderson asked if it were more acceptable than what was previously presented. Mr. Csanyi replied yes, but that he had no further comments on the plan at this time.

President Anderson asked Mr. Ehens what their time frame is. Mr. Ehens said that they would like to be on the September Agenda. President Anderson asked if that was enough time to get their full engineering completed. Mr. Volkmann said that it should be enough time as they have most of the engineering done. President Anderson said the meeting would be September 10; and added that they are not looking for waivers or variances and was pretty straight forward.

Mr. Jarvis asked if there would be excel and decel lanes from the entrance ways. Mr. Ehens replied that they are having a traffic study done right now; but that he wasn't anticipating them being required with only ninety-nine units and a 30 M.P.H. posted street. Mr. Jarvis said that his only concern was that if the development south of this takes off, then the traffic on Burr would be horrendous; and that excel/decel lanes might be something to consider. Mr. Volkmann said that the Town has engaged Robinson to perform corridor studies on Burr St. and on 91<sup>st</sup> in anticipation that we have a foundation for decision making going forward. Mr. Volkmann added that they will provide this Petitioner's traffic study to Robinson for review and to make recommendations. Mr. Volkmann said that Robinson can program this plan into their corridor study. Mr. Jarvis said that the traffic study should also take into consideration the development that will be going in to the south. Mr. Volkmann said that the Town's study would take that into consideration, but that the Petitioner's would not.

President Anderson said that we would see them in September. Mr. Ehens thanked everyone.

### **III. Adjournment**

There being no further business the meeting was adjourned at 6:25 P.M.