

**MINUTES OF THE PLAN COMMISSION  
PUBLIC MEETING  
December 3, 2018**

**I. CALL TO ORDER**

The 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, 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, and Mr. Drew Thomas. Absent were Mr. Dale Rudd and Mr. Tom Kouros. Staff present: Town Manager Robert Volkmann, Planning Coordinator/Office Manager Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Plan Commission Attorney Alfredo Estrada, Town Engineer Robert Csanyi, and Councilmen Tom Schmitt and Dave DeJong. Also in attendance were Public Works Director Jeff Huet, and Treatment Plant Superintendent James Gorman.

C. Approve Minutes of the Plan Commission Public Meeting of November 5, 2018

Mr. Drew Thomas made a motion to approve which was seconded by Mr. Gary Immig and carried 5-0.

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. **P.C. Case #18-6-9  
AMBERLEIGH ESTATES, PHASE ONE**

General Location: 12905 W. 77<sup>th</sup> Ave.

Petitioner(s): Chris Kovich

Request: Secondary Approval of a 39-Lot (R-1) Subdivision W/Waiver of Subdivision Control Ordinance No. 1095, Title V – Design Standards, Section 3, Paragraph J, Right-of-way (Requesting 50-foot right-of-ways) and request to start home construction prior to placement of final asphalt

President Anderson read correspondence from Robinson Engineering dated November 30, 2018, regarding the above-mentioned Petition stating that they are in substantial compliance with the ordinances of the Town of Schererville.

Petitioner Chris Kovich stated that his Petition was self-explanatory and that he would answer any questions they have. Mr. Kovich added that he would appreciate the board's approval.

President Anderson asked if there were any questions from the board members. Mr. William Jarvis said that they were going to start home construction prior to the placement of the final asphalt; and asked if they would first get the base coat down. Mr. Kovich replied yes, and added that they are trying to get this done down before the window closes due to weather. Mr. Kovich stated that if they can get this done in the next week or so, they will have the proof roll, they will put in the stone, they will put in the curbs, then the binder which is the base coat. Mr. Kovich said they will then get building permits for thirty-seven lots of the total seventy lots; and build in the interim period of time.

Mr. Kovich also stated that before the occupancy permits are issued, they will have the surface coat applied, hopefully by the end of April. Mr. Jarvis asked for confirmation that no occupancy permits would be applied for prior to that final coat. Mr. Kovich stated that was the understanding. Mr. Jarvis then asked what he would do to prevent mud from going onto 77<sup>th</sup> Ave. Mr. Kovich replied that the contractors would have to scrape any mud off. Mr. Jarvis asked if he would make every effort to keep the mud off; and Mr. Kovich replied that it goes without saying.

President Anderson asked Mr. Csanyi if he had any comments. Mr. Csanyi replied that they are trying to get the proof roll together which has been rescheduled twice. Mr. Csanyi added that weather permitting, it will be done this coming Wednesday.

There being no further questions from the board or staff, President Anderson asked for the pleasure of the board.

Mr. Jarvis made a motion to approve P.C. Case #18-6-9 with the caveat that the developer will try to keep his sub-contractors from having tons of mud going onto 77<sup>th</sup> Ave., subject to all State, Federal, and Local Regulations, and all fees being paid to the Town of Schererville. Attorney Estrada stated that there was also an agreed condition that no occupancy permits will be issued until the final asphalt is applied. Mr. Jarvis amended his motion to include that condition. This was seconded by Mr. Jaroszewski and carried 5-0.

**B. P.C. Case #18-11-20  
CAZARES 1<sup>st</sup> ADDITION**

General Location: 4828 W. 73<sup>rd</sup> Ave.

Petitioner(s): Ruperto Cazares

Request: Secondary Approval of a 1-Lot (R-1) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A, Title III, Section 2 – regarding storm water detention

President Anderson stated that this received Primary Approval last month; and confirmed with Mr. Csanyi that there were no engineering issues.

Mr. Doug Rettig with D.V.G. represented the Petitioner. Mr. Rettig stated that this was on the north side of Joliet St. at the corner of Mallard and Finch next to Foxwood Estates Unit 5. Mr. Rettig said they received Primary Approval last month; that the street and all utilities are already in; and that they are simply platting one lot so they can get a model home started later this month. Mr. Rettig said that they will continue to subdivide the balance of this property over the course of the next few months.

President Anderson asked if this was a time matter; and asked if there would be a motion to move the secondary to Staff level. Mr. Rettig said they would be fine with that. President Anderson explained that they hadn't reached their thirty days between last month's meeting and this one; so a motion would be needed to move the Secondary Approval to Staff level to avoid waiting until next month for yet another meeting.

Mr. Jarvis made a motion to move P.C. Case #18-11-20 to Staff level for Secondary Approval. This was seconded by Mr. Thomas and carried 5-0.

**III. COMMISSION BUSINESS**

**A. Findings of Facts:**

- 1) P.C. Case #18-9-16  
Napleton 2<sup>nd</sup> Addition, Lot 2 – Mercedes-Benz/Volvo  
Secondary Approval of a U.S 41 Commercial Corridor Overlay District  
Development Plan APPROVED W/CONTINGENCIES (5-0) 11/5/18

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 5-0.

- 2) P.C. Case #18-10-18  
Johnson's Addition – Earl's Heating & Cooling  
Proposed: Climate Controlled Storage/Contractor Offices/Professional Offices  
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District  
Development Plan APPROVED W/CONTINGENCIES (5-0) 11/5/18

Mr. Jaroszewski made a motion to approve which was seconded by Mr. Thomas and carried 5-0.

- 3) P.C. Case #18-10-19  
The Crossroads, Lot 6 – Arby's  
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District

Development Plan APPROVED W/CONTINGENCIES (5-0) 11/5/18

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 5-0.

- 4) P.C. Case #18-9-17  
Burr Ridge  
Primary Approval of a 104-Lot (R-1) Residential Subdivision  
APPROVED W/CONTINGENCIES (5-0) 11/5/18

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 5-0.

- 5) P.C. Case #18-11-20  
Cazares 1<sup>st</sup> Addition  
Primary Approval of a 1-Lot (R-1) Residential Subdivision W/Waiver of Storm  
Drainage Control Ordinance No. 1708/1708A, Title III, Section 2 – Regarding  
storm water detention – requesting no detention  
APPROVED W/CONTINGENCIES (4-0) 11/5/18

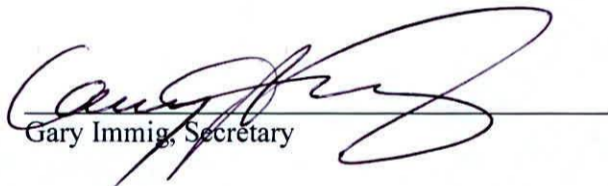
B. Correspondence

Ms. Sulek stated there was no correspondence.

IV. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:10 P.M.

Respectfully Submitted:

  
Gary Immig, Secretary