

**MINUTES OF THE PLAN
COMMISSION PUBLIC MEETING
January 4, 2021**

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.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

Although Roll Call was not taken, the following members were present: President Thomas Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Alex Gorman, Mr. Drew Thomas, Mr. Andrew Hansen, and Mr. Tom Kouros. Staff present: Town Manager Robert Volkmann, Director of Operations James Gorman, Planning Coordinator/Office Manager Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, Engineer Mike Helmuth, and Councilmen Caleb Johnson and Tom Schmitt.

II. COMMISSION BUSINESS

A. Introduction of Members

President Anderson introduced the members as follows: Mr. William Jarvis, Mr. Alex Gorman, Mr. Gary Immig, Mr. Drew Thomas, Mr. Andrew Hansen, Mr. Tom Kouros, and Mr. Thomas Anderson.

B. Election of Officers

Mr. Jarvis made a motion to keep all of the officers in their current positions which was seconded by Mr. Tom Kouros and carried 7-0. The officers are as follows: President Thomas Anderson, Vice-President William Jarvis, and Secretary Gary Immig.

C. Appointment of Attorney

Mr. Jarvis made a motion to keep Attorney Estrada and the firm of Burke, Costanza, & Carberry, L.L.P. as the Attorneys for the Plan Commission. This was seconded by Mr. Kouros and carried 7-0.

D. Appointment of Attorney

Mr. Jarvis made a motion to keep the firm of Nies Engineering as the Town Engineer. Mr. Tom Kouros seconded the motion which carried 7-0.

E. Appointment to Board of Zoning Appeals

Mr. Alex Gorman moved to keep Mr. William Jarvis and Mr. Tom Kouros as the Board of Zoning liaisons. This was seconded by Mr. Thomas and carried 7-0.

F. Approval of the Plan Commission Minutes of December 7, 2020

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 7-0.

G. Cancel Plan Commission Study Session of January 18, 2021

Mr. Thomas made a motion to cancel the Plan Commission Study Session of January 18, 2021, due to the Martin Luther King Holiday. This was seconded by Mr. Immig and carried 7-0.

H. Approval of Findings of Fact:

- 1) P.C. Case #18-9-17 Burr Ridge, Phase 2
Secondary Approval of a 19-Lot (R-1) Subdivision (Primary granted for entire development on 11/5/18)

APPROVED W/CONTINGENCIES (7-0) 12/7/2020

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 7-0.

- 2) P.C. Case #20-11-18 Coffee Cabin
Secondary Approval of the U.S. Commercial Corridor Overlay District Development Plan

APPROVED (7-0) 12/7/2020

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 7-0.

I. Correspondence

Mr. Volkmann stated that there was no correspondence.

III. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #20-12-19 CANYON CREEK

General Location: 7095 Burr St.

Petitioner(s): Olthof Homes

Request: Review revision to the proposed Planned Unit Development Agreement and Site Plan for the Rezone from (R-1) Residential Zoning District to Residential Planned Unit Development (PUD) to include one and two-family Dwellings

President Anderson stated that this matter was before the Commission last month and went before the Town Council with a favorable recommendation subject to a reduced number of multi-family homes.

Mr. Ed Recktenwall from Olthof Homes represented the Petitioners. Mr. Recktenwall said they were here December 7 for the rezone of this project and received a favorable recommendation contingent upon reducing the project to 15% of paired cottages total. Mr. Recktenwall said that his new plan reflects that layout with that contingency, and that the unit count dropped from a total of two-hundred-fourteen units to two-hundred-nine units; and that it now represents thirty duplex units which is 14.35% of the project.

There being no questions from the Board, President Anderson opened the matter to the floor. Ms. Amy Townsend from 6942 Starling Dr. stated that she lives on the corner of Starling and 70th which will be taking a lot of the traffic. Ms. Townsend said there is another street that dead ends at the corn field which is about five houses from theirs where it will go into the part of the subdivision that is south of the creek. Ms. Townsend said that she was told that, that part of the subdivision is larger than the part of the subdivision that is north of the creek. Ms. Townsend asked how many exits there will be going onto Burr, so that they are not coming through their subdivision to do all of this building. President Anderson replied that for this development there is an entrance from Starling into Canyon Creek and also further west at Foxwood Dr. Ms. Townsend said that there are a lot of the residents that are concerned that there are only two exits onto Burr. President Anderson replied that there is one at 65th, one at Phillips Rd., and one at Jaskula Ln.

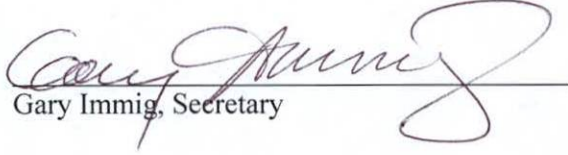
There being no further questions or comments from the floor, the matter was returned to the Board. President Anderson said that they took a vote at the last meeting to send this with a favorable recommendation based on Mr. Jarvis' motion to reduce the multi-family which they have done. Mr. Volkmann said that all they need to do now is to affirm that the revisions as requested last month and the revisions to the development plan coincide to what the Plan Commission requested. President Anderson said that the only thing they changed was the breakdown of the units. Mr. Recktenwall said that was correct.

Mr. Jarvis thanked Mr. Recktenwall for making those changes which will make the development better, and that it is going to be very appealing. Mr. Jarvis made a motion to approve P.C. Case #20-12-19 pursuant to all State, Federal, and Local Regulations, and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Thomas and carried 6-1 with Mr. Gary Immig casting the no vote. President Anderson stated that this carries 6-1 for a favorable recommendation to the Town Council.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:11 P.M.

Respectfully Submitted:


Gary Immig, Secretary