

**PLAN COMMISSION  
STUDY SESSION NOTES  
August 2, 2021**

**I. CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:25 P.M. by President Thomas Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was already recited at the Plan Commission Meeting and will stand for this meeting as well.

B. Roll Call

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

**II. Commission Business**

**A. Junction Avenue Business Park**

General Location: 1419-1535 Junction Ave.

Petitioner(s): Bob Delco

Represented by: DVG Engineering – Doug Rettig, P.E.

Request: 6-Lot (B.P.) Business Park Subdivision

Mr. Doug Rettig with DVG Engineering represented the Petitioner who was also present. Mr. Rettig explained that this project was recently rezoned and that the project is just north of the Town Hall. Mr. Rettig pointed out that it was zoned residential and that there were a couple of homes on the property that have been removed.

Mr. Rettig stated that Mr. Delco wishes to put in a Business Park which will be five buildings (five lots) and that the remainder of the property will be an outlot for storm-water detention which has flood-plain and flood zone issues on that part of the property. Mr. Rettig stated that the property fronts on Junction Avenue just west of Central Ave., and that they will be tying into an existing sanitary sewer and water main which is along Junction Ave. Mr. Rettig said that the intent is to have individual office/warehouse site buildings for private use. Mr. Rettig said that they intend to come back pretty soon for the Public Hearing, but that they just wanted to introduce the project to make sure everybody understands what they want to do here.

Mr. Rettig stated that they are trying to limit the number of driveways and promote greenspace between Junction Avenue and the building. Mr. Rettig added that they will not park in front of the buildings, but they will park more behind the buildings and the side of the buildings, and that they want it to look nice with minimum driveways. President Anderson said that the two far north buildings will have their driveway, and

that the other two will share a driveway, and that the farther south building will have its own drive. Mr. Rettig said that it will be a little bit wider to accommodate bigger vehicles.

Mr. Jarvis stated that we had one of the neighbors in here before discussing the buffer on the north property. Mr. Jarvis asked Mr. Rettig if the buffer was his intent, and asked what kind of a buffer he would be putting in. Mr. Rettig said that they are envisioning a berm with tree plantings on top of the berm, and that they have about forty feet between the property line and the building; and that they feel they can have an ample landscape berm between his property and their building. Mr. Jarvis asked if Mr. Rettig had discussed that with the neighbor. Mr. Rettig replied that they did. Mr. Jarvis asked if the neighbor was okay with that. Mr. Rettig said that the neighbor would rather see that rather than grass. Mr. Jarvis said that he would have to agree, and that it is always nicer if you have landscaping.

Mr. Jarvis asked if there would be something on the plat for the two shared driveways and if there would be some kind of a cross easement. Mr. Rettig replied that it would be, and added that it would probably be an ingress/egress easement. Mr. Rettig added that it is probably only about 15' on each side of the line. Mr. Rettig added that the bigger concern is that they don't want one person parking and blocking the traffic flow. Mr. Rettig said they will have a no parking ingress/egress; and although they haven't worked that out yet, it will be accommodated.

Mr. Jarvis said from what he sees is that his first floor elevation is 633. Mr. Rettig said that they vary from 632-633; and that the base flood elevation is at 29.23, so they want to make sure that they are 2' above which is Town ordinance. Mr. Rettig added that in this case, they will exceed that a little bit.

Mr. Jarvis asked if the water and sewer were not issues for this property. Mr. Rettig replied that they are already along Junction Avenue. Mr. Rettig said that the sewer is on the other side of the road and that they talked to Public Works about it and that they will come across and probably put a parallel sewer in to serve these buildings so that they only have to cross Junction once rather than put in individual taps. Mr. Rettig said that was the preferred method; and that because Mr. Delco wants it to look nice, they may enclose the ditch and put some drains along the frontage. Mr. Rettig said it will mostly be grass between the edge of the road and the buildings other than the driveway areas. Mr. Jarvis asked if their intention is to have boxed culverts. Mr. Rettig replied that it will be complete structural in the front with yard drains, that of course they will have culverts under the driveways, and that they may extend those culverts and put in an enclosed sewer which is what Mr. Delco would like to do. Mr. Jarvis said that he is sure Mr. Delco will make it nice. Mr. Rettig agreed. President Anderson said it will be a big improvement over what we had.

Mr. Thomas asked for confirmation that it was going to be office space in the front and warehouse in the back, and asked if Mr. Rettig felt it was enough parking spaces as there were only six. Mr. Rettig replied that those six spaces are only for the employees of the office areas which are usually quite small; and that they have more room and can add more if needed. Mr. Rettig said that for these types of buildings, they don't need a lot of car parking. Mr. Thomas said that he is not showing any overhead doors. Mr. Rettig replied that they will all be on the backside. Mr. Rettig said that there will be no overhead doors on the front nor on the side. Mr. Rettig explained that he does show one

on the side, but it will probably be eliminated which will add two more parking spaces on each side. Mr. Rettig said that the intent is just employee type parking on the side and that all of the trucks will be accessed from the rear of the buildings where the overhead doors will be.

Mr. Jarvis asked if that part of the building would be gravel or blacktop. Mr. Rettig said that he believed the Ordinance calls for blacktop. Mr. Rettig said that they are doing a subdivision here, and that this is just a generic plan. Mr. Rettig explained that for now all of the buildings will be the same. Mr. Rettig pointed out that someone may want a slightly bigger building or smaller building, but this is just a guide of what they want to do. Mr. Rettig said that these buildings are about 7200 S.F. for the warehouse space, and that the offices will vary in size depending on the need.

There were no more questions from the Board or Staff. Mr. Rettig said they will work on their engineering and that they will be back for their Public Hearing. President Anderson said that it looks good.

**B. Resubdivision of D & R Addition, Unit 2**

General Location: 520 Winston Ct.

Petitioner(s): Bob Delco

Represented by: DVG Engineering – Doug Rettig, P.E.

Request: Replat of a 1-Lot (C-3) Highway Commercial Subdivision

Mr. Doug Rettig from DVG Engineering represented the Petitioner. Mr. Rettig stated that they were in front of the Board a few years ago platting a 1-Lot Subdivision, called D & R Addition Unit 2. Mr. Rettig explained that D & R Addition was put in many years ago on the south side of Winston Ct. right off of Kennedy Ave. and that Mr. Delco has a shop there at the very end of the street shown as Lot-5. Mr. Rettig stated that after the fact Mr. Delco purchased more property to the north, so they created Lot-1 of D & R Addition Unit 2, and at the time they had a little notch out of the southwest corner of that lot which is where his existing fence is and his yard for his building. Mr. Rettig said that Mr. Delco has a tenant in that building; and that his tenant really wants to add on to that building in the future. Mr. Rettig said that there has been some discussion about squaring up that corner just in case that gentlemen wants to make his building a little bit bigger. Mr. Rettig said that Mr. Delco looked at this and decided it was worth doing especially if he wants to sell his building someday which is a possibility.

Mr. Rettig said that what they want to do is to change the lot line a little bit to include that little notch on the southwest corner; but that because they are changing the boundary of the subdivision, he is quite sure the Board will tell him they will need to do a Resubdivision. Mr. Rettig stated that they just want to get the Boards thoughts on that; but he wishes there were a simpler way. Mr. Rettig said that Ms. Sulek mentioned a possible Plat of Amendment; but in talking to their surveyors that doesn't apply because they are changing the boundaries. Mr. Rettig said that if they were moving the lot line, it would be one thing, but they are actually changing the boundaries. Mr. Rettig said that the simplest thing would be to do a new primary plat, Resubdivision of D & R Addition,

Unit 2, make the lot slightly larger and get it on record. Mr. Rettig added that it is really straight forward. President Anderson agreed. Mr. Rettig stated that is their intention.

President Anderson asked for questions. There were none. President Anderson said it is pretty simple. Mr. Rettig said that they will keep it as simple as they can.

### C. **Strom's Addition**

General Location: 9201 W. 77<sup>th</sup> Ave. (South side of 77<sup>th</sup> Ave. across from Waterford Place Subdivision

Petitioner(s): James Strom

Represented by: DVG Engineering – Doug Rettig, P.E.

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

Mr. Doug Rettig with DVG Engineering represented the Petitioner who was also present. Mr. Rettig stated that this is a ten-acre parcel that was annexed out of St. John Township into Schererville about a year or two ago; and that it was part of the original purchase for Waterford Place which is across the street. Mr. Rettig stated that they did the engineering for that, and added that this property was combined in that sale. Mr. Rettig said that Mr. Dinga has recently sold it to Mr. Strom whose intention is to build one house on this ten-acre parcel.

Mr. Rettig said that they have put together a Primary Plat for this 1-Lot Subdivision. Mr. Rettig said that a lot of this is flood plain with wetlands at the back end; but that the driveway will be pretty much opposite the street going north into Waterford at the top of the hill which is a logical place for the driveway. Mr. Rettig said that sewer and water is available on 77<sup>th</sup> Ave. so no major issues there, and that they are here just to introduce their project.

President Anderson said that once again it is pretty straight forward, and asked for questions. President Anderson said his only question is whether the driveway will line up. Mr. Rettig replied that it will pretty much have to by default. Mr. Rettig added that they have the Turkey Creek Lateral to the east with a legal drain associated with that we show that easement; there is a petroleum pipeline that runs at an angle through the property. Mr. Rettig said that one of the hang-ups was that the pipeline company had a blanket easement for the whole property so they have been working with them to get it narrowed down to 25' on each side of the pipe which is the revised limits of their easement as shown on the plat.

President Anderson asked for questions from the Board and Staff. There being none, Mr. Rettig said that they will see them again very soon, and thanked the Board.

### III. **Adjournment**

There being no further questions or comments, the meeting was adjourned at 6:39 P.M.