

**PLAN COMMISSION
PUBLIC MEETING MINUTES
December 6, 2021**

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order by President Thomas Anderson at 6:00 P.M. at the Schererville Town Hall, 10 E. Joliet St.

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. Alex Gorman, Mr. Drew Thomas, and Mr. Andrew Hansen. Staff present: Director of Operations James Gorman, Planning Coordinator/Office Manager Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, and Councilman Caleb Johnson. Absent were Town Manager Robert Volkmann and Mr. Tom Kouros.

C. Approve Minutes of the Plan Commission Public Meeting of November 1, 2021

Mr. Drew Thomas made a motion to approve which was seconded by Mr. Gary Immig and carried 6-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #21-12-21 Junction Avenue Business Park

General Location: 1419-1535 Junction Ave.

Petitioner(s): Robert J. Delco Trust

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

Request: Primary Approval of a 6-Lot (B.P.) Business Park Subdivision

President Anderson confirmed with Attorney Estrada that the Proofs of Publication were in order; and read correspondence from Nies Engineering stating that the submittal is in compliance for consideration by the Plan Commission

Mr. Doug Rettig from DVG Engineering represented the Petitioners. Mr. Rettig stated that they are here tonight for their Primary Plat Approval, and explained that the property is just north of the Town Hall on Junction Ave., and that it is heavily wooded with a couple of houses that had been removed after Mr. Delco purchased the property. Mr. Rettig stated that they are putting in five lots zoned B.P. and one outlot which is the wetlands, flood-way, and storm water detention.

Mr. Rettig pointed out that there is existing sanitary sewer on the other side of Junction Ave., so they will bring a new sewer underneath the road and run parallel to serve these new buildings, and that there is an existing water main already in the ground. Mr. Rettig stated that they will be adding one more hydrant, and that the spacing between the hydrants is a little over 600'. Mr. Rettig pointed out that the Town would like to see the spacing at 600'; and stated that they have two on their property that are 650' apart, that the next one to the north is about 800' away; and that they will be adding one more hydrant which does not yet appear on the drawing.

Mr. Rettig stated that they will be putting in a detention pond on Outlot A just to the northeast of these lots, and that the buildings will be industrial type pole barns that will be aesthetically pleasing as you drive down Junction Ave. Mr. Rettig added that all of the doors and outdoor activity will be behind the building with a little bit of parking on the side of the building for the office area. Mr. Rettig explained that each lot will be independent of the others just as in a typical subdivision.

President Anderson said that it looked like there is a 30' easement at the north end of the property. Mr. Rettig said that there is a 20' easement that is even further to the building, and that they do have plans to use that as a green area and drainage area because it is one of the lowest areas on the site. Mr. Rettig said that it will be a landscaped area and a swale. President Anderson asked if it would not be built up. Mr. Rettig replied that they wanted to do that; but after looking at the storm water part of it, it is too low. Mr. Rettig said that they needed to get the drains in there to drain it. Mr. Rettig added that they can still do a screening and put some trees along the property line if desired, but that they cannot build a berm.

President Anderson opened the matter to the floor. Mr. Kurt Nafziger from 72 Redar Dr. stated that he is a licensed surveyor in Indiana. Mr. Nafziger said that this property is in a flood area and has wetlands, and asked if this would take the property out of the wetland designation. Mr. Rettig replied that they had the wetlands delineated and that there is a very small piece of wetlands. Mr. Rettig added that they have a flood-way and flood zone, but that they are outside the flood way area and that they are allowed to build in the flood zone. Mr. Nafziger said that they will be taking down all of the woods. Mr. Rettig stated that they are taking some of them, but not all.

Mr. Nafziger then asked what type of businesses there will be and if there would be alot of truck traffic on Junction Ave. right by downtown. Mr. Rettig replied that it is his understanding that they will be rentals for people that own businesses for their personal use and equipment storage. Mr. Nafziger asked if they had clients already lined up to purchase. Mr. Rettig explained that he is the engineer, and asked the owner Mr. Delco if he was going to build one building at a time and see what happens. Mr. Delco replied yes. Mr. Nafziger asked if they would be like the ones on Kennedy. Mr. Rettig replied that they would be similar. Mr. Nafziger asked if they would be aluminum with brick faces and if they would be aesthetically pleasing. The owner Mr. Robert Delco from 11642 Upper Peninsula Pl. St. John, replied that they would have nice landscaping.

Mr. Nafziger asked as far as the flood plain situation would be affected in the future. Mr. Rettig explained that they are in a flood zone AE which means that all of the buildings have to be built 2' above base flood elevation, and that the ground is pretty much already at that elevation anyway, and that they will be higher than that base flood elevation. Mr. Rettig said that they are allowed to fill in a flood zone. Mr. Nafziger then expressed concerns about the runoff of that property and whether it would be contained. Mr. Rettig explained that they would be putting in a detention basin to handle all of the water.

Mr. Nafziger said that he heard a rumor that the town is extending Kennedy Ave. all the way to Route 30. President Anderson replied that it is a long-term plan between the state and the federal government and the town, and that it is in the planning stage. Mr. Nafziger said that the traffic is already pretty bad, and that if this goes in, it won't get any better. President Anderson explained that the long-term plan for Kennedy is to widen it, add a bridge over the railroad tracks, and to come out onto Route 30.

Mr. Nafziger said that in their neighborhood, they could use a sidewalk on Mr. Ed Koch's property that runs from Redar all the way down to the alley so they could walk downtown without going through the yards. Mr. Nafziger said that was something for the Plan Commission to keep in mind.

There being no further questions or comments from the floor, President Anderson returned the matter to the Board. Mr. Jarvis asked if it would all be blacktop parking behind the buildings. Mr. Rettig replied yes. President Anderson asked if they all drained to the detention area. Mr. Rettig replied yes, and added that they are putting in a storm sewer in the front yards to handle the front yard drainage, and that the parking lots will basically sheet-flow into the detention area and that they are capturing all of their storm water.

President Anderson asked for confirmation that there are three entrances for the five buildings. Mr. Rettig replied that it is correct; and that they wanted to minimize as much as they could. President Anderson asked if they were adding a third fire hydrant. Mr. Rettig replied that is correct and that it would be in the northwest part of the property somewhere in front of Lot 1.

Mr. Jarvis made a motion to approve P.C. Case #21-12-21 pursuant to all State, Local, and Federal Regulations; and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Thomas and carried 6-0.

Mr. Rettig thanked the Plan Commission, and asked if they should send Secondary to Staff since it is a very small subdivision. President Anderson asked Ms. Sulek if she was okay with that. Ms. Sulek replied that she was.

Mr. Jarvis made a motion to send the Secondary Approval to Staff for P.C. Case #21-12-21 as long as there were no changes to the plans. Mr. Rettig replied that there will be no changes. This was seconded by Mr. Thomas and carried -0.

B. P.C. Case #21-11-19 CARIBBEAN POOLS PARKING LOT ADDITION

General Location: 28 E. U.S. 30 – Schererville Manor, Lot C, Block 3

Petitioner(s): Frank Giberson, Caribbean Pools

Represented by: Gary Torrenge, P.E. – Torrenge Engineering
Request: Secondary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Frank Giberson from 12132 Forrest Dr., St. John represented himself. President Anderson asked if there had been any changes in the plans since Primary. Mr. Giberson replied no. There being no questions from the Board, President Anderson asked for a Course of Action.

Mr. Jarvis made a motion to approve P.C. Case #21-11-19 pursuant to all State, Local, and Federal Regulations; that all fees to the Town of Schererville be kept current; and any stipulations that were put on the Primary. This was seconded by Mr. Thomas and carried 6-0.

C. P.C. Case #21-11-20 BP GAS STATION

General Location: 1715 U.S. 41 (U.S. 30 & U.S. 41)

Petitioner(s): Muwafak (Moe) Rizek

Request: Secondary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan

President Anderson stated that the Primary was approved last month, and asked if there had been any changes. Mr. James Gorman said that there were none that he knew of. Mr. Rizek was not in attendance.

There being no questions or comments from the Board, President Anderson asked for a Course of Action. Mr. Jarvis made a motion to approve pursuant to all State, Federal, and Local Regulations; all fees to the Town of Schererville be kept current; and any stipulations from the Primary. This was seconded by Mr. Thomas and carried 6-0.

III. COMMISSION BUSINESS

A. Reschedule January Plan Commission Public Meeting to January 10, 2022

Mr. Jarvis made a motion to approve which was seconded by Mr. Alex Gorman and carried 6-0.

B. Review Bed Bath & Beyond Proposed Improvements

President Anderson said that the Board all had the drawings and that it appeared that they are painting the two outside posts blue. Mr. James Gorman said that was correct and that they were painting the header as well. President Anderson stated that he was fine with that and that it drew more attention to the front doors. Mr. Jarvis added that it is their company colors. President Anderson asked if any of the members had an issue with this going through without coming to a meeting. There were no objections.

C. Findings of Fact

1. P.C. Case #21-11-18 CANYON CREEK PUD, PHASE ONE

Secondary Approval of a 72-Lot (Residential PUD) containing 4-outlots
APPROVED W/Contingencies (5-1) 11/1/21

Mr. Thomas made a motion to approve which was seconded by Mr. Alex Gorman and carried 6-0.

2. **P.C. Case #21-11-19 CARIBBEAN POOLS PARKING LOT ADDITION**

Primary Approval of the U.S. 30 Commercial Corridor Overlay District
APPROVED W/Contingencies (6-0) 11/1/21

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 6-0.

3. **P.C. Case #21-11-20 BP GAS STATION**

Primary Approval of the U.S. 41 Commercial Corridor Overlay District
APPROVED W/Contingencies (6-0) 11/1/21

Mr. Thomas made a motion to approve which was seconded by Mr. Immig and carried 6-0.

D. Correspondence

Mr. James Gorman said that there was none.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:20 P.M.

Respectfully Submitted:

Gary Immig, Secretary