

PLAN COMMISSION
STUDY SESSION NOTES
JANUARY 9, 2023

I. **CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:15 by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

President Anderson stated that the Pledge of Allegiance was already recited at the Plan Commission Meeting.

B. Roll Call

President Anderson said that the Roll Call would stand from the Plan Commission Public Meeting.

II. **COMMISSION BUSINESS**

A. 22 West Place Addition

General Location: 8-30 W. Joliet St. – Town of Schererville, Block 3

Petitioner(s): Town of Schererville

Request: 1-Lot (C-2) Community Commercial Subdivision

Town Manager James Gorman represented the Town of Schererville. Mr. Gorman informed the Board that 22 West Place is the property just west of the Town Hall; the Town has been acquiring properties there for a number of years. Mr. Gorman is looking to turn a 6-Lot into a 1-Lot subdivision in hopes to promote economic development; and is planning to go to next month's meeting for Primary Approval on this parcel. Mr. Gorman stated the Town has not decided if they are going to work in partnership with the developer- or if they will sell it; this will be discussed with the Redevelopment Commission as well as the Town Council. Mr. Anderson asked if there are any feelers or anyone who has expressed interest. Mr. Gorman replied that there was an interested party a few years ago, but is unsure if they are still interested; the town would be going out for Request for Proposals and see where that goes.

Mr. Anderson stated it will be nice to have a more downtown area that is more geographically established with businesses. It would be nice to have something where the first floor is commercial, with the second and third stories condominiums. Mr. Gorman stated that hopefully with the Pennsy Trail going through there will be more foot traffic once the parcel is developed. Mr. Jarvis verified if the envision is to see retail on the bottom, and condos on the second, third, fourth. Mr. Gorman replied that the Town is not really sure just yet, just taking the first step and will know more once it gets approved; the Town will put out feelers and get requests on proposals to figure out how to work with the property; it is not very big- 150 deep by 300 wide. Mr. Jarvis questioned if there would only be one user. Mr. Gorman repeats that they are not really sure and more information to come.

Mr. Anderson asked if the Town will be doing more of what some of the other towns are doing and making Joliet Street more of a Riverfront District, with more liquor licenses. Mr. Gorman stated that they would like to explore that and it may be on the agenda for this month. The Town did have a boundary set up- but that they did modify it. That is what they are looking for since they are tapped out for liquor licenses. Mr. Anderson said the problem is if you put a building up and have had three different store fronts- with the licenses being close to half a million, no one would ever put a restaurant in without a liquor license because it would never be big enough to justify the cost. Mr. Gorman agrees it would be hard to get someone in there for that. Mr. Gorman continues that they are exploring that program and are real close with that. It would cover this parcel, and would be within the Riverfront District.

Mr. Anderson asked if there were any questions from the staff. Ms. Sulek told the Board that this proposal will be in front of them once they decide what is going to happen with the property: whether it is going to go with a private entity or work with the Town. It will be in for Joliet St. review at that time, once they know more.

III. **Adjournment**

There being no further business, the meeting was adjourned at 6:23 P.M.