

**PLAN COMMISSION
STUDY SESSION NOTES
February 20, 2023**

I. Call To Order

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

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll call was taken with the following members present: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, new member Mr. Robert Kocon, Mr. Myles Long, and Mr. Chris Rak. Absent was Mr. Tom Kouros and Councilwoman Robin Arvanitis. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Norma Hollingsworth Rico, and Councilmen Tom Schmitt and Caleb Johnson. President Anderson introduced new member Robert Kocon.

II. Commission Business

A. Ingram's Addition (Proposed: Building/Site Improvements)

General Location: 1110-1114 U.S. 30 – Ingram's Addition, Lot 1

Petitioner(s): White Stone Real Estate, LLC/Northwest Indiana Concrete Cutting
John & Stacey Baaske

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. John Baaske represented the Petitioners White Stone Real Estate. Mr. Baaske stated that he was co-owner of White Stone Real Estate with his wife Stacey; and that they also own Northwest Indiana Concrete Cutting which is in the same building.

Mr. Baaske said that the building was built in 1993 and that they are looking to give it a face-lift which will include: A new illuminated sign for Unit 1114 that will be consistent with the signage on the other units; remove and replace broken glass windows on the front of the building in the gable end with new high performance glass windows, aluminum clad with reflective glass to match the bottom windows as much as possible; remove and replace the concrete in front of the building, the stairs and the ADA ramp and match it with what is already there but new; new railings depicted on D2 which is a composite railing with stainless steel wires to dress up the front of the building; remove and replace the retaining wall which is missing blocks with new larger stronger stained blocks as depicted in pictures E2 and E3 to compliment the front of the building; install three new canopies over the entrances of the units to add depth such as shown in F1 through F4 which will be done to code and connected to the concrete; removing and replacing the asphalt parking lot with new asphalt; adding five light pole basis which will be approximately 13' tall, 42" into the ground with a cage bolted down; and secure the

property with a chain-link fence; repairing the surface of the building and the marquee, and paint the EIFS and entire building to bring up the curb appeal.

President Anderson said that he didn't notice a dumpster enclosure. Mr. Baaske stated that their dumpster is not currently enclosed which is located in the northeast corner of the parking lot and is not visible from the street, and that there was never one when the building was built. President Anderson said that we require the dumpsters to be enclosed. President Anderson said it could be enclosed with vinyl fencing or block. Mr. Baaske asked if it could be chain-link with vinyl slats. President Anderson said that is not acceptable in the Overlay and would need to be either vinyl, wood, or brick or concrete block.

Mr. Jarvis stated that his windows were a good choice and agreed that they would make a difference in the building; that he preferred the more modern canopy shown in F1, and asked how that would layout. Mr. Baaske replied that he also liked it and was open towards it going all of the way across, but was looking for three individuals. Mr. Baaske said he was looking to add some depth. Mr. Jarvis said he really likes the F1 design especially with the fence with the cable railings, and said it will look great together. Mr. Jarvis said he likes the G1 more modern aesthetic.

Mr. Jarvis asked if the parking lot had a cross easement with the lot on the west. Mr. Jarvis said they really need to try to connect to keep people off of U.S. 30, and that it could be a floating one for now and doesn't have to be put in yet. Mr. Jarvis added that if Carolina keeps moving along, they will need a cross-easement back there. Mr. Baaske asked if Mr. Jarvis was referring to a kind of island. Mr. Jarvis showed Mr. Baaske what he wanted. Mr. Baaske said it may be a problem due to a major legal battle going on with the neighbor. Mr. Jarvis said he can show it on his drawings for the future, and possibly a floating one in the back. President Anderson said it doesn't have to be specific, but just language stating that they are willing to have cross-access with their neighbors.

President Anderson asked about the vehicles sitting in the back detention area. Mr. Baaske said it is stoned in now. President Anderson asked if the vehicles were used. Mr. Baaske said they were the ones hit with the stolen catalytic converters. President Anderson said they need to clean that up. Mr. Baaske said they did clean it up a couple of weeks ago.

Mr. Immig asked if there would be any changes to the monument sign. Mr. Baaske replied that there would be nothing major, but that he would fix the EIFS, paint and maybe put some bushes around it. President Anderson asked if the plants currently there would stay. Mr. Baaske replied that they would stay, but they will add a few more to make it look better.

Mr. Gorman asked about the lighting location along the property line and whether it shined down. Mr. Baaske replied that it would shine down on his property which is why he liked G1. Mr. Gorman asked if they could tilt it. Mr. Baaske said G1 shines down, but that he could put a deflector on the back of that so it would stay. Mr. Jarvis said to be careful with the placement so that it doesn't interfere with movement in case they eventually put in the cross easement. Mr. Jarvis added that it doesn't look like it will be a problem because it is spaced enough. Mr. Rak said that that with the front lane closest to 30, too much angle up may interfere with traffic, and to make sure it won't be blinding

people. Mr. Baaske said he doesn't believe it tilts, but he was saying he could put a shield or something so the light doesn't go anywhere. Mr. Rak asked if the east side of the parking lot would be dark and that maybe he needed one over there. Mr. Rak asked what was on the other side. Mr. Baaske replied that Cube Storage is there, but they have that billboard that lights up; and that in the front of his building, they have building mounted lights. Mr. Baaske added that his goal is to make this building look nice, and that he doesn't think it's had anything done to it since it was built in the 90's. Mr. Rak said he liked his ideas. President Anderson said it will look a lot better with what he is proposing.

Mr. Gorman asked how they would control the lights and how they would go off. Mr. Baaske replied that ideally he would like a photo-cell on the top. Mr. Gorman said that Mr. Baaske wanted them on all night. Mr. Baaske replied yes and added that they want to make it look better, but to light it up at night as much as they can due to theft of scrap metal, and other items that were vandalized in the past.

Mr. Jarvis asked if they were keeping or changing the three light packs across the front of the building. Mr. Baaske replied that they were keeping them, and that they should be up high enough to be out of the way of the windows. Mr. Baaske said they may have to move them a little; and that with the awnings, the signs may need to be moved up a little to get that flat entry in. Mr. Jarvis asked if it was their intention to leave the pop machine in front. Mr. Baaske replied no, and that it was broken into. Mr. Baaske said they bought it because it was fun, but is no longer worth the trouble.

President Anderson asked who the third company was. Mr. Baaske replied that it is a young man just starting out with a roofing company. Mr. Jarvis said that with these improvements, it will look fantastic, especially with that canopy and fence. President Anderson said it looks great and to get with Staff for the requirements for the dumpster enclosure. Mr. Baaske asked what happens next. Ms. Sulek said that it will be scheduled for Primary Approval, and then he needs to apply for permits.

III. Adjournment

There being no further business, the meeting was adjourned at 6:33 P.M.