

I. **CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:00 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

Roll Call was taken with the following members present: President Tom Anderson, Vice President William Jarvis, Secretary Gary Immig, Mr. Myles Long, Mr. Robert Kocon, and Mr. Chris Rak. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, and Acting Recording Secretary Megan Schiltz. Absent was Mr. Tom Kouros and Attorney Alfredo Estrada. In the audience was Councilmen Caleb Johnson and Thomas Schmitt.

II. **COMMISSION BUSINESS**

A. R & J Construction/Premier Window Systems

General Location: 6520 W. Lincoln Hwy. & 6430 W. Lincoln Hwy.

Petitioner(s): R & J Construction/Premier Window Systems – Ronald & Joanne Lewis

Represented by: DVG Engineering – Doug Rettig

Request: Primary Approval of a 2-Lot (C-3) Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. Doug Rettig from DVG represented the petitioners, Mr. and Mrs. Lewis who operate Premier Windows located at 6430 W. Lincoln Hwy. Mr. Rettig is requesting to move the Lot line of the 2 parcels, which are both owned by Mr. and Mrs. Lewis, and make up 4.3 acres of land. Mr. Rettig stated that the Lot line relocation will give 6520 W. Lincoln Hwy 2.29 acres and 6430 W. Lincoln Hwy 2.07 acres. The Lot line will not be a straight North/South line like it is now; instead it will be slightly tilted to give the existing garage a little more room and help with water drainage. The plan is to make a 2 Lot subdivision, plat both Lots and put the second Lot at 6520 W. Lincoln Hwy up for sale. Mr. Rettig informed the Board that they would like to get the 2 lots plated in hopes to build a garage, at a later time, on the back of the current property at 6430 W. Lincoln Hwy.

Mr. Rettig stated that since Route 30 is a little more higher grounded, everything grades to the North. Mr. Rettig would like to do a storm detention on the new property, and also ask for a partial waiver for storm water detention on the existing property. Mr. Anderson clarified with Mr. Rettig that the detention is going to be at the North end of Lot 2, where there is currently a drainage easement. Mr. Anderson asked if there will be cross access easements; Mr. Rettig questioned if that would be needed. Mr. Anderson responded that they like to have that in on projects like this. Mr. Jarvis stated that they would like to have the cross access at the West side of Lot 2. Mr. Rettig informed there is a sanitary manhole to the West of the the cul-de-sac which drains to the North. Mr. Jarvis stated that if the plat shows a floating cross easement, it would suffice or now; with the floating they would be able to decide where it would go in the future. Mr. Jarvis then stated he will look into easements going with the right of way. Mr. Anderson verified that there will not be any plans for Lot 2. Mr. Rettig confirmed just to develop and put on the market.

Mr. Lewis asked Mr. Retting if they could look into the minimum or maximum size that he can make the pond. Mr. Anderson asked if they would still be needing to design the pond. Mr. Retting responded that they will be back in 2 weeks

III. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:14 P.M.