

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:25 P.M. 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 Public Meeting.

B. Roll Call

President Anderson stated that the Roll Call would stand from the Plan Commission Public Meeting with the addition of Mr. Tom Kouros.

II. COMMISSION BUSINESS

A. Luer's Farm Planned Unit Development

General Location: SE Quadrant of Town – 91st Avenue to 101st Avenue

Petitioner(s): Stars & Stripes 4M, LLC

Represented by: Attorney, James Wieser of Wieser & Wyllie, LLP

Request: Residential Planned Unit Development

Mr. Adam Mitchell, Senior Real Estate Director from Drapac Capital Partners represented the petitioners. Mr. Mitchell stated that also present for questions were Mr. Dan Mason from St. Bourke Investment Company, Attorney Jim Wieser from Wieser & Wyllie LLP, Mr. Bradley Moore & Mr. Trevor Murphy from Manhard Consulting, and Mr. Gary Webber & associates for environmental studies on this project. Mr. Mitchell said that Luer's is located on the south east corner of Schererville between 91st and 101st Ave., with a southern parcel also south of 101st that combined together comes to a total of 485 acres; and added that they own a piece on the north east corner with a cross access easement. Mr. Mitchell went on to say that originally this was part of the natural preserve project that was considered in 2005 and was zoned and annexed as such. Mr. Mitchell added that in 2017 they were at a few study sessions before the Board followed by a Plan Commission meeting on the annexation and development of the property which was approved; and subsequently Drapac closed on the property in April 2018, and the agreement was then recorded in June of 2018. Mr. Mitchell stated that the developmental agreement between the Town of Schererville and Stars & Stripes 4M, which is an entity by Drapac Capital Partners, outlines that it will be 750 detached single-family units with a mixture of 70ft, 80ft, and 90ft. wide lots; adding that it specifically states the maximum amount of the 70ft lots is 30%. Mr. Mitchell went on to say that it was rezoned to a PUD, and the original southern parcel annexation was included in that; and it also outlines improvements to sewer, water, and transportation. Mr. Mitchell then showed the Board a comparison plan that was done in 2017 in conjunction with the developmental agreement alongside the proposed conceptual site plan before them. Mr. Mitchell stated that the pods and layouts are very similar in both plans, and that it still has 750 units to provide ample open space which includes the same inner road connectivity plan from 2017. Mr. Mitchell continued that the development agreement outlines the rite-of-way and roadway connections that outlines the setback and have not changed. Mr. Mitchell added that the plan contemplates zero variances and zero changes to the development agreement that will be designed to code.

Mr. Mitchell went on to say this will be very close to the water tower on 91st, and will be responsible for running the 12in water main along 91st Ave. and into the subdivision entrance. Mr. Mitchell added on there will be 5 entrances into Luer's with a monument sign located at each one. Mr. Mitchell stated that there are a few amenity projects such as a few pocket parks, community garden, an outdoor recreation space, and community walking trails. Mr. Mitchell said there are a few farm parcels as well; the professionally farmed areas will be

maintained; adding there will be a community farm and gardens with amenity ponds integrated into the project. Mr. Mitchell informed the Board they will also be integrating farm trails throughout and around parks, the community gardens, amenity pond and will also tie into the future trail connections on the side as well.

Mr. Anderson asked how far the north east entrance, which will be on an easement, will be from Burr St. Mr. Mitchell stated he was unsure but maybe ¼ mile. Mr. Anderson then asked if they were contemplating connecting to the walking bike path that is right at Burr St.; adding that there are 750 homes, and that it would be a great idea for them to connect to it. Mr. Mitchell stated that he agreed it would; however, he does not believe they would be able to connect. Mr. Jarvis asked if they have had any communication with the Lake Central School Corporation on how much of an impact this will have on the schools. Mr. Mitchell responded they have not yet, they are still in the planning stages. Mr. Jarvis stated that something else they will need to look in the future is how will the community gardens be allotted to the residents and if there will be water and drainage there. Mr. Jarvis asked what the average cost of a home will be. Mr. Mitchell stated that the price of the home would be market drawn, probably over \$400,000. Mr. Jarvis stated they will be needing those answers in the future. Mr. Anderson asked Mr. Neil Simstad from Nies Engineering if he has had a chance to look at this proposal. Mr. Simstad replied that it seems very similar to the 2017 discussion and does not see a lot of changes in the layout. Mr. Jarvis stated that one thing they did discuss originally was a police substation at this location. Mr. Mitchell said they would still be able to dedicate an EMS station on the south west corner of the northern parcel if that is what they want. Mr. Immig asked how many multi-families will there be. Mr. Mitchell stated there will be none. Mr. Immig asked what the ground water would be like. Mr. Simstad stated they do not have any data back from the Lake County Surveyor on that yet, but knows Beaver Dam Ditch runs through the south portion of the central pod however, the rest of the area is generally well drained.

Mr. Kouros asked if all of the properties in this design have farming; and if so, where the nearest one is. Mr. Mitchell stated that the design depends on the market and the location. Mr. Anderson asked where Colfax comes in. Mr. Mitchell stated that on the far west boundary there is an entrance shown that was for the Christmas tree farm that is half way to the property line. Mr. Jarvis asked if the commercial farming will be on a lease basis to a farmer, and how will it prevent dirt blowing to the homes. Mr. Mitchell responded that it would be on a lease basis that would be controlled by the HOA. Mr. Immig asked if there were no options at all to get the bike trail to connect, and that he agrees it to be a huge missed opportunity. Mr. Mitchell stated they will definitely look into if there is something they can do. Mr. Jarvis stated that they could even utilize the right-of-way to 91st to get to Crown Point's bike trail. Mr. Anderson asked what the timeline is. Mr. Mitchell said the engineering team is still in the preliminary stages but want to begin as soon as possible. Mr. Anderson asked what the timeline is on the water and sewer. Mr. Hansen stated that per the agreement it is 18-24 months for the sewer, adding that it is an aggressive timeline. Mr. Mitchell said he believes it to be 24 months from the time they give notice, giving them time from now until primary approval. Mr. Gorman stated that there needs to be conversations with the engineer and attorneys because they may have issues with the agreement. Mr. Anderson stated he thought there were expirations on PUDs. Mr. Gorman stated there is a 1 year expiration. Mr. Mitchell said he understands and hope they can work it out. Mr. Gorman suggested to meet sooner rather than later to discuss timelines and agreements to get this moving; adding they may need to make modifications to the agreement, and that the prices are 5 years old and do not exist anymore. Mr. Anderson stated to get with Staff and discuss so they can proceed.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:58 P.M.