

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:50 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 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.

II. COMMISSION BUSINESS

A. Resubdivision of Lot 1 of Lowe's Subdivision

General Location: 637 U.S. 41 – Lowe's Subdivision

Petitioner(s): Crew Car Wash

Request: 2-Lot (C-3) Highway Commercial Subdivision and U.S. 41 Commercial Corridor Overlay District Development Plan Review

Attorney Jim Wieser from Wieser & Wyllie, LLP spoke on behalf of the petitioners. Attorney Wieser stated they were previously before the B.Z.A. for a variance of use to make this a 2-Lot subdivision that will be on the Lowe's property on the north west side that is adjacent to Oak St. and will be on Lot 2. Attorney Wieser continued to say that this a typical Crew Car Wash and this would be the perfect location with great traffic flow with multiple intersections. Attorney Wieser said they will be putting in an easement to take customers to the road behind Chik-fil-A and Longhorn Steakhouse that will bring them to the light. Attorney Wieser went on to say that there will be a water reclamation system so the water is treated on site prior to going into the sanitary system; and this will not increase the flow of storm water because it will flow into the storm drainage system. Attorney Wieser added that after discussing with Ms. Sulek and Mr. Gary Torrenga from Torrenga Engineering, Inc. it is not believed that a waiver would be necessary because it would be placed on existing asphalt.

Mr. Anderson asked if there will be enough parking for Lowe's. Mr. Gorman stated the standards have changed over the years and there is plenty of parking for them. Mr. Anderson asked if there were to be 6 spaces for employees. Attorney Wieser stated that was correct. Mr. Jarvis asked if this will be on the same Lot as Lowe's or would it be separate. Attorney Wieser replied that this is part of Lot 1, but they are looking to subdivide into a separate lot. Mr. Jarvis asked if parking would be adequate on lot 2 for the carwash itself or is there a formal agreement between Lowe's and Crew. Mr. Travis Smith from Crew Car Wash stated there is no formal agreement. Mr. Jarvis asked if the exit will still be aligned with Chik-fil-A and Longhorn Steakhouse. Attorney Wieser stated that was correct. Mr. Anderson asked if the signage meets the requirements. Mr. Gorman stated that he is unsure as this was his first time seeing them. Ms. Sulek stated that what was in front of them is the proposed signage, and they will be requesting a waiver for sign regulations for a monument sign. Mr. Anderson asked if they will be looking for a monument sign to be on U.S. 41. Mrs. Kathryn Steiner from Crew Car Wash stated that is correct.

Mr. Anderson asked if they will be doing any landscaping given that it is all asphalt, and if they are going to include the grass area between U.S. 41 and Oak St. Mr. Smith answered that it will remain all grass there and there will be some landscaping on the site. Mr. Rak asked if this would butt up to the edge of the grass in the parking lot. Mr. Smith stated it will be up to the edge of the parking. Mr. Rak asked if they plan to use curb cuts to direct the rain water into the existing storm sewer in the parking lot. Attorney Wieser stated that was correct. Mr. Jarvis asked if there will be a digital sign on Oak St. and U.S.

41. Mrs. Steiner replied that was correct, and that the top part is the cabinet and the bottom will be a digital reader board whose main purpose is for advertising as well as local nonprofit information to help the community. Mr. Jarvis asked if they plan on having a reader board customers would drive up to and pay with a credit card. Mrs. Steiner replied that customers are greeted by team members who have tablets for transactions to take place in individual lanes. Mr. Jarvis asked if they would have a small outer building for those employees during inclement weather. Mrs. Steiner stated that when there are no cars outside, they go inside during harsher weather or under a provided canopy to help with the sun or heat. Mr. Kouros asked if the vacuums are just outside or does somebody clean them inside. Mr. Smith stated that was correct. Mr. Kouros wanted to verify they do not see an issue with having that with parking. Mr. Smith stated they do not. Mr. Jarvis stated that he had asked previously, and that they do not offer detailing. Mr. Anderson stated that they will get there, drive through the car wash and come out so the only cars there are the employees. Mr. Smith stated that was correct. Mr. Gorman asked if they could provide an overall height of the sign because it is not shown. Mrs. Steiner stated they could provide that if its needed.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:07 P.M.