

I. **CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:01 P.M. by Vice-President William Jarvis at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

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

II. **COMMISSION BUSINESS**

A. TRC Total Roofing & Construction Services, Inc.

General Location: 2211 U.S. 41 – Oakside Square, Lot 1

Petitioner(s): Greg Cooper – Emerald Management Inc.

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Mr. Greg Cooper from Total Roofing Construction and Emerald Management represented the petitioners. Mr. Cooper informed the Board that he is taking an existing building for commercial corporate offices for management and sales people only; there will not be any materials outside or any delivery trucks, just a single sales vehicle. Mr. Kouros asked how many people a day will be on site. Mr. Cooper responded that there will be probably 15 people at the most. Mr. Kouros then asked about the fenced area beside and behind the building that was shown on the proposal. Mr. Cooper stated that currently people cut behind the building and use it as a “dump site”; His goal is to make the building more aesthetically pleasing from both sides to help keep it cleaned up. Mr. Jarvis asked if they plan on renting out any of the offices. Mr. Cooper said that this will be for Total Roofing only. Mr. Jarvis then verified that per the pictures there will be brick fascia, with all new metal panels and stone shingles. Mr. Jarvis asked when this will be getting to Primary. Mr. Cooper said he can get people out tomorrow to get the work started. Mr. Jarvis stated that this would have to go to a public meeting and he just wants to know when his plans are for that. Mr. Cooper stated that if he can get approval tonight, he can start ripping off tomorrow. Mr. Jarvis repeated that this is a study session and he will not get approvals. Mr. Jarvis asked Ms. Sulek when would be earliest he can get on the agenda for the public meeting. Ms. Sulek responded June 5th.

B. 204 W. Division St. – Falling Timbers (F/K/A: Sammons Division Street Industrial)

General Location: 204 W. Division St.

Petitioner(s): Sammons Grantor Trust

Represented by: Torrenga Engineering

Request: 4-Lot (G.I.) General Industrial Subdivision

Mr. Ryan Torrenga of 2038 Maplewood Circle Highland, IN represented the petitioners. Mr. Torrenga informed the Board that the proposed project is to take the existing site and demolish the existing buildings, sheds, and brick pathway that is connecting them together -

in order to create 4 new lots from the 1 lot. Mr. Torrenga continued that he wishes to construct 3 new buildings with surrounding parking lots, and a storm sewer system to control the storm water runoff on the site into the existing pond that would not be negatively affected with the increase. Mr. Torrenga stated that there is also sanitary and water that is proposed to be stubbed to the sites for offices located within it. Mr. Jarvis asked what kind of exit is located off of Division. Mr. Torrenga answered that currently there is one main exit located off of Division which is using the existing driveway; the new proposed exit will be onto Gatlin Road as well. Mr. Jarvis asked what the use will be. Mr. Torrenga responded that as far as he is aware the buildings are for warehouse and storage. Mr. Jarvis asked if he has all the utilities to the property. Mr. Torrenga informed Mr. Jarvis that there is water running along Division St. stubbed in, sanitary that will be bored under Gatlin and back to the existing sanitary on the west side. Mr. Kouros asked and Mr. Torrenga responded that there will be one large asphalt parking lot that would be connecting the buildings that would then be divided up into its own parcel of divided lots. Mr. Torrenga stated that he will be back for the June Primary.

C. Zoning Ordinance No. 1797 Amendments
Review replacement "Draft"

Mr. Andrew Hansen represented on behalf of Mr. James Gorman. Mr. Hansen states that this has been a work in progress for the past 7 years and have finalized all the different changes recommended including: solar panel upgrading from 80-400 sq. ft., signage changes, usage, plan review fee for overlay districts, and changes in landscaping including a 50/50 Tree Replacement Program where the Town will pay for 50% of a tree replacement when cut down by the Town for sidewalk improvements. Mr. Jarvis asked if the digital signage has been adapted to be more conforming. Ms. Sulek replied that digital message boards allowable percentages have been removed from regulations and will be reviewed at time of applying for the permit. Mr. Jarvis then asked about the setback lines for solar panels on corner lots. Both Mr. Hansen and Ms. Sulek responded the setback lines will remain the same. Mr. Jarvis questioned if the PUD has been lowered to less than 5 acres, hoping it would get dropped down to 1.5-2 acres to take older buildings and give people/businesses the opportunity to update their property; he continued it is just a thought to rehab some of the older buildings. Ms. Sulek replied that the PUD has not changed for commercial properties, it stays the same.

Mr. Kouros asked when this would be going in front of the Town Council. Ms. Sulek said that this would have to be advertised, the resolution would have to go before the Plan Commission for a public meeting first. Mr. Hansen added that they would like to have any changes/recommendations by Friday May 12th, put one more review down for the May 15th study session, and then advertise May 16th for the June 5th public meeting. Mr. Jarvis then asked if there were any color restrictions under the solar so it matches with the roof as much as possible. Ms. Sulek replied no, only the square footage. Mr. Hansen stated he is making notes so that they can review. Mr. Jarvis then asked about the solar panels facing the side of the home. Ms. Sulek said that is still no longer allowed.

Mr. Immig stated that he saw in the overlay district we are removing the prohibition on interior programmable signs or interior illumination. Mr. Hansen replied he is unsure, that they would have to look into that one. Mr. Immig then stated that he noticed that listed on the home business occupancies that are allowed go on to say no more than 10 a day from the hours of 8-6, but is not consistent with the type of business; example being pampered chef or Avon where the hours wouldn't be until after 6. Ms. Sulek responded that does not require a business license; this would be directed towards more of a hair cutting, attorney office, or contractor office. Mr. Hansen stated they would look into that as well.

Mr. Jarvis stated air bnb's seem to be a growing industry, asking how we would handle that in the town – as a home business or rentals. Ms. Sulek responded it would be a home business if there were to advertise it as a bnb. Mr. Jarvis replied it is a popular item and verified with Mr. Hansen that they will look into that too. Mr. Immig asked if the use of fireworks is addressed with the Town or if they just follow the State rule. Mr. Hansen stated there is a separate ordinance on fireworks, and that he will email the reference number to the Board. Mr. Jarvis asked Councilman Johnson in the audience if he had any questions or comments. Mr. Johnson replied not at this time. Mr. Hansen stated that if there are any questions or suggestions to just email him or Denise, who will meet again May 16th, after the next study session.

III. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:28 P.M.