

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:32 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.

II. COMMISSION BUSINESS

A. Landon Acres (Proposed: 2,301 Sq. Ft. Addition to Team Toyota)

General Location: 400 Indianapolis Blvd. – Landon Acres

Petitioner(s): CFI Design Management, Inc. – Sean Best, Project Superintendent

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

Mr. Shawn Best, Project Superintendent for CFI Design Management represented the petitioners. Mr. Anderson asked if this is just a 5 bay addition, 1 bay for forklift and the others for laundry. Mr. Best stated that he is unsure why the drawings were shown like that but they are supposed to be carwash detail bays. Mr. Anderson asked if any car work will be done in those bays. Mr. Best replied that all 4 bays will be detail based and will be located on the south west corner of the building. Mr. Anderson asked if it is just a continuation base of the same materials. Mr. Best said it is the same materials, same color, and same everything. Mr. Jarvis asked if all cars are hand washed. Mr. Best stated that they are all hand detailed and hand washed. Mr. Jarvis asked if there will be lighting on the back of the building. Mr. Best said it is not shown on the plan but there are some parking lot spotlights that are on timers. Mr. Jarvis asked what time they are set to go off. Mr. Best stated that it will always be synced with what is existing, will be shielded and pointed downwards. Mr. Jarvis asked if there will be bollards between the bay doors. Mr. Best said there will not be. Mr. Anderson asked if it is all asphalt right now. Mr. Best replied that it is part of a sidewalk and then goes into asphalt. Mr. Rak suggested to Mr. Best that he mention to the owner to place bollards by the door for safety. Mr. Jarvis asked if there are any smoke detectors or anything like that inside. Mr. Best stated that they will be putting in a fire suppression system and that it will be sprinkled. Mr. Jarvis verified that there will not be any additional construction to the building. Mr. Best said the only thing will be the carwash and that it is being tied into the existing structure. Mr. Anderson asked what his timeline is. Mr. Best replied that he will be back in November for Primary.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:39 P.M.