

PLAN COMMISSION
STUDY SESSION NOTES
MAY 5, 2025

I. CALL TO ORDER

The Plan Commission Study Session was called to order at #:## P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

President Tom Anderson stated that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

B. Roll Call

President Tom Anderson stated that the Roll Call would stand from the Plan Commission Public Meeting.

II. COMMISSION BUSINESS

A. Laura Lane, Lot 2

General Location: 1139 Caroline Ave. – Laura Lane, Lot 2

Petitioner(s): CCI II, Inc. – Bob Gates

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. Bob Gates from CCI II, Inc. stated that he was currently at 1120 W Lincoln Hwy in a building that he had built four years ago. Mr. Gates said that the property was subdivided at that time and is now looking to build on the second parcel off of Caroline Ave. Mr. Gates reminded the board that he had gone before them last month about not needing to build a through road. Mr. Gates went on to say that this would be an approximate 3,000 sq. ft. single level brick office building that only he and his family would occupy. Mr. Anderson asked if there would be signage for the building. Mr. Gates replied that his business would not have any customers and that nobody would need to find the building, but will be leaving a blank space on the building for signage in case that ever changed. Mr. Anderson wanted to verify that he would be the only tenant in the building. Mr. Gates responded that was correct, and that he did not plan on having a monument sign either. Mr. Anderson asked who was doing the engineering for this project. Mr. Gates stated that Mr. Doug Rettig from DVG Engineering would be, and that Ted Rohn from Rohn Associates had done the site drawings and site plan. Mr. Gates added that Mr. Rettig had done the preliminary four years ago so they knew where the retention area was and are designing around that but would still need to extend the water and sanitary. Mr. Gates went on to say that everything would be coming from U.S. 30 and had been prepped to do so during Phase I. Mr. Jarvis asked if there was a utility easement from the front of the property all the way to the back. Mr. Gates replied that down the east and west property lines there was. Mr. Gates added that Mr. Rettig had planned for future tie-ins because all the water would drain to the retention area on the north end of the lot, and that there is an easement on the east side and the west side to bring sanitary in. Mr. Jarvis asked if it was intended to have a landscape buffer between the front building and the back building. Mr. Gates replied that there were existing oak trees and he planned to leave those in place, and that he would only cut enough trees to run the utilities and that was it. Mr. Anderson asked if there were any questions or comments from staff or board. There were none.

B. Sherwood Forest Eighteenth Addition, Lot 12

General Location: 1802 – 1806 Robinhood Blvd. – Sherwood Forest Eighteenth Addition, Lot 12 (Commonly Known As: Nottingham Square)

Petitioner(s): CSK Architects – Scott Goodwin

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

Mr. Scott Goodwin from CSK Architects stated that there are two existing buildings located on two separate properties that are to be redeveloped. Mr. Goodwin said that the existing 2-story building had a sign taken down, and that part of the redevelopment package is to develop and install a new sign in the front of the building. Mr. Goodwin added that the sign would be the only exterior change for this property. Mr. Goodwin stated that with the interior they would redefine the traveling paths and create a corridor for smaller spaces to lease out. Mr. Goodwin went on to say that the second building was previously a bank, and that he would like to develop that into separate businesses, part of which would be enclosing the drive-thru area and creating additional parking spaces. Mr. Goodwin said that the intent is to redesign the interior as well. Mr. Goodwin showed the board drawings on what the exterior elevations would look like, signage details and parameters, and interior floor plans. Mr. Goodwin added that he intended to put cedar fencing around both dumpsters for enclosure. Mr. Goodwin stated that with the existing bank building, they would do an interior demo of about 2/3rds of the space to create about 5 leasable spaces. Mr. Jarvis wanted to verify that the demo would not be exterior. Mr. Goodwin responded that they would just be demoing interior walls to create space. Mr. Gorman asked if there was an existing sign on U.S. 30 by the old bank, or if they would be adding one. Mr. Goodwin replied that because this was a separate building on a separate lot, they would be adding one that will meet Town requirements. Mr. Anderson stated that the outside would only be adding the two signs, fencing for dumpster enclosures, and enclosing the drive-thru. Mr. Goodwin replied that was correct.

C. Zoning Ordinance No. 2004
Review Residential Garages, Carports, & Driveway Regulations

Mr. James Gorman stated that after going through the Zoning Ordinance there were a couple changes that should be considered for residential driveways. Mr. Gorman said that there have been a lot of requests from people who would like to add a parking spot in their front yard which is not allowed. Mr. Gorman went on to say that some residents have complained that they have to go through the grass to get garbage cans down the driveway. Mr. Gorman stated that the Ordinance reads that you could have a driveway in front of the garage door, and if there is a 3-car garage then there could be a 3-car width of the driveway. Mr. Gorman added that staff was contemplating to have the driveway be the width of the garage instead; and with the additional feet, people would be able to store their garbage cans on the side of the house. Mr. Gorman went on to say that that this way, if there were two cars parked on the driveway they would be able to get the garbage cans down to the curb. Mr. Gorman stated that there were a few other changes to be proposed but are not ready to be discussed.

Mr. Hansen showed examples on the projector screen of a few residential driveways. Mr. Gorman stated that before the ordinance was changed the driveway could be 18 ft. wide where the curb met the road, and the ordinance was previously changed to allow 30 ft. Mr. Gorman went on to say that the request is now to have it be just a little wider for the purpose of getting by cars without walking in the grass. Mr. Gorman stated that another change is that the Zoning Ordinance contains carports but the Town does not allow them; and that there is a definition of carports in the same section as the driveway. Mr. Gorman added that the way the Ordinance reads now is that the width of the driveway adjoining the garage. Mr. Gorman stated that the request is to have that taken out and just have it read that the driveway could be as wide as the garage. Mr. Gorman then asked if there were any comments or if any board members would like to discuss. Mr. Anderson responded that staff are the ones who work with the residents on a daily basis and if that is what is needed to make things work then he is all in favor of that.

III. ADJOURNEMENT

There being no further business, the meeting was adjourned at 6:38 P.M.