

**PLAN COMMISSION
STUDY SESSION NOTES
JULY 21, 2025**

I. Call To Order

The Plan Commission Study Session was called to order at 6:00 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, Mr. Myles Long, Mr. Bob Kocon, and Mr. Chris Rak. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Town Attorney David M. Austen from Austgen Kuiper Jasaitis P.C., Councilwoman Robin Arvanitis, and Mr. Mike Helmuth from Nies Engineering. Absent were: President Tom Anderson, Secretary Gary Immig, and Mr. Tom Kouros. In the audience were Councilmen Tom Schmitt and Caleb Johnson.

II. Commission Business

A. Luer's Farm Residential Planned Unit Development

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

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

Request: Residential Planned Unit Development

Mr. Tom Hardy with St. Bourke from 1031 Marietta St. Atlanta, Georgia, stated that he was representing on behalf of the owners of the company. Mr. Jarvis said that this had been in front of the board a few times, and then asked for a refresh for new board members. Mr. Hardy stated that he had conversations with Mr. Gorman, Mr. Hansen, and Ms. Sulek over the past few months and knows that he was the “fourth or fifth verse of the same song”; over the last year they had been “baking out” a design with Mr. Trevor Murphy from Manhard Consulting. Mr. Hardy went on to say that Mr. Murphy has been working with his civil design team to help master plan the project and master plan the engineering, utilities, storm water, water utilities, and all the standards and regulations set forth with how the property was brought into the Town of Schererville with the original annexation ordinance; and that they have been designing all the standards set forth in that. Mr. Hardy continued to say that the agreement requires this to be designed to certain standards and that is what they were there to present.

Mr. Hardy then started a power point presentation that showed the location at the very south end of Town; adding that they will talk about the northern tract and southern tract. Mr. Hardy went on to say that the southern tract was annexed in 2018 and that was how it was incorporated; when it was annexed there were then standards set forth in that annexation and that was what they had been designing to. Mr. Hardy said that in the annexation, it required master planning for the entire property and had submitted those technical drawings for staff to give feedback. Mr. Hardy continued to say that they had submitted them ahead of schedule in the requirements of things to get staff feedback and to make sure they were headed in the right direction with all the utilities, storm water, land planning, lot sizes, design parameters, etc. Mr. Hardy stated that in the 2017 Zoning Concept Plan, which was annexed in 2018, there was a requirement that they be substantially close to the original Zoning Plan; he then pointed out on the projector screen the Zoning Concept Plan versus the Zoning Master Plan which were side by side. Mr. Hardy then showed on the Master plan how it was divided up into a northern, central, and southern phase: the southern phase being everything to the south of 101st St., the central phase being everything to the south of the NIPSCO power lines, and the northern portion would be phase one. Mr. Hardy added that all the lot sizes shown were compliant and are in a similar position as they are in the 2017 Zoning Concept Plan. Mr. Hardy asked the

board if they had any questions and doesn't know if they want him to go through the whole thing or talk about it as they go. Mr. Jarvis stated to the board members that if they had any questions just interrupt and ask them now. Mr. Hardy said that he preferred it to be more of a conversation instead of him saying something and then we would have to go back and rewind. Mr. Jarvis agreed saying that they do not want to go backward.

Mr. Hardy stated that on the next slide over it showed more detail on how there are 70' wide, 80' wide, and 90' wide lots; then stated all the parameters and design standards are in the original annexation ordinance specified on how we were to develop the sites. Mr. Hardy continued to say that on the bottom right of the screen it showed the entire community where it was specified that we were not to have more than 30% of 70' wide lots, and there are 222 which would be 29.6% of 70' wide lots. Mr. Hardy asked if there were any questions about the master plan, the setbacks, or the design standards and that all those were straight from the annexation ordinance that was agreed upon when it came to the Town in 2018. There were no questions at this time. Mr. Hardy said that if you were to look at the Master Plan in the northern green section at the north east corner, they have an entrance road coming in and then are providing a spine road that is going to connect 91st all the way down to 101st that will be unloaded. Mr. Hardy continued on that was some of the original desires that are above and beyond what was required in the Original Annexation Ordinance; adding that is one thing that they had heard from staff which was a big ask because it is a long unloaded road, so that is new and above and beyond the original standards that we got set forth in the Original Annexation Ordinance. Mr. Jarvis wanted to verify that it was a part of their plan to construct the unloaded road. Mr. Hardy replied that was correct it would be constructed in phases. Mr. Jarvis reminded everyone that was something that was discussed initially a few meetings prior when this was before the board, and just to get to a thoroughfare all the way to 101st. Mr. Hardy replied yes, the current proposal is not to be built in phases at the end of the north and central phase you would have that connected road for the first 2/3rd of the development. Mr. Jarvis responded that as long as there is a final connection because that is what they were looking for. Mr. Hardy stated that was discussed last time so they have a spine road.

Mr. Hardy then showed the lot layouts on the projector screen saying that there are 70' and 80' wide lots in phase 1, or the northern phase; and 70', 80', and 90' wide in the central phase. Mr. Hardy said that in the center of the central phase there is a bean shaped open space where there is an existing silo that they would maintain. Mr. Hardy continued on saying that both he and Dan Mason, St. Bourke's Development Manager, went to the site earlier in the day to make sure there were certain trees to keep, adding that there were some nice sized oak trees that are going to remain in that area by the silo and make it all incorporated into the central part of the design. Mr. Hardy said that the southern portion was everything south of 101st near all the D.R. Horton Homes being built in St. John which butts up to the very southern portion in the south east corner of this pod. Mr. Hardy stated that the blue dots in the southern pod are 80' wide lots that will be like-for-like with 90' lots as well which is very close to the Zoning Concept Plan that was in the Original Annexation Plan. Mr. Hardy then showed the Utilities Concept Plan saying that there will be a Central Lift Station down at the very southern portion of the central phase; but would have to coordinate with staff and probably entertain a phase 1 temporary lift station for the northern phase to connect back up as those lost go online, instead of the entire trunk line and force main down to the southern portion. Mr. Hardy went on to say that was the overall sewer gravity force main and that has not really changed since the original conversation.

Mr. Hardy then asked to move to the next slide and stated that it showed how the community would be designed which is very similar to other developments that are in town. Mr. Hardy went on to say that they would have the CC&Rs (covenants, conditions, and restrictions) that will have an HOA (homeowners association) that governs the entrance, takes care of the entranceways, the parks, the landscaping, and the ponds; adding they will not be maintained by the town. Mr. Hardy went on to say that they will have anti-monotony standards so there would not be houses repeating with similar floor plans right next to each other, and that would be put into the CC&Rs and standards as they coordinated with builders. Mr. Hardy then said that as he mentioned earlier there would be an open space that will have that silo park feature with shelters, fitness areas, and nature with all the large oak trees. Mr. Hardy added that there would be community standards for parking, house landscaping, and fencing that would be very similar to other developments in town. Mr. Jarvis stated that one of the variations had a garden for the community. Mr. Hardy responded that when the original annexation ordinance came in, it authorized us to explore an active agricultural thing where they still maintained corn and soybeans, or using mechanical equipment to maintain and develop the agricultural part of that. Mr. Hardy went on to say that they are not proposing that in the master plan where you have large areas of that, but we could do where there are community gardens that have us planting stuff together, not bringing in a tractor and sewing in soy beans or anything like that. Mr. Jarvis stated that it was never his intention to bring in big tractors, combines, or anything like that,

but the community that surrounds there could have little garden plots. Mr. Hardy replied yes sir, there was plenty of open space that could all be baked out and include that, probably some design standards and those community stands are design stuff ; we are talking about the last one with the amenities open space. Mr. Jarvis replied that it was good they were keeping that thought. Mr. Hardy asked to have page 9 on the screen to show the Conceptual Master Plan Overview in Compliance with 2018 Annexation Ordinance #1920. Mr. Hardy said that is sort of what they had and that there is a lot more technical stuff that Mr. Murphy and Manhard submitted; that is the technical design for that what is set forth in the sewer, master potable water, all those requirements. Mr. Hardy added that Mr. Murphy has made sure that we have designed to the highest point or the most remote point, to make sure the entire neighborhood and community would be serviced by the development standards.

Mr. Jarvis stated that it was pretty much the same as we reviewed before; adding that one of the hang-ups was the utilities getting to the property. Mr. Jarvis asked Mr. Gorman where we were with that, what is being proposed, and how is that being handled. Mr. Gorman replied that currently we do have plans for the sewer extension; we do have a permit submitted to IDEM, which since expired, but we did ask for an extension and it was granted. Mr. Gorman added that currently the town still has plans, but we are definitely not pulling the trigger on it until this development gets through the Plan Commission and the Town Council.

Mr. Hardy stated he believed in the original annexation ordinance that it talked about an 18 month notice from them when they need it. Mr. Hardy went on to say that he knows in the past they had conversations but when they go to submit the final drawings for the final phase (the northern phase that would probably come in late September early October) that is when we think the 18 month notice would be appropriate and we would coordinate with staff, commercial reasonable coordination to get that coordinated and hopefully get this thing going.

Mr. Jarvis asked Mr. Gorman if that timeline would work. Mr. Gorman replied no, it is in our opinion that this plan is... there is no development plan, it had expired a year after it was approved. Mr. Gorman went on to say that is what he had been talking about for the past nineteen months with Drapac; I said it over and over and over in writing, in person, and on zoom, but they weren't picking up what I was putting down. Mr. Gorman stated that he told them to come in front of the Plan Commission and see if they will approve it, just like when they were here the last time. Mr. Jarvis said correct. Mr. Gorman added that it was told in a public study session.

Mr. Hardy responded that it was in their opinion that the annexation... I will ask Mr. Gorman the same question I asked a few weeks ago, and we can ask the attorneys, I would ask you to ask the attorneys again, was the southern parcel legally annexed into the town. Mr. Hardy went on to ask if the southern tract south of 101st was legally annexed in the Town of Schererville. Mr. Gorman replied yes, I believe so and Ms. Sulek can confirm that. Ms. Sulek confirmed. Mr. Hardy went on to say that the standards and all that set forth in that agreement... I mean it did not expire; there is clear language in there that it does not expire.

Attorney Austgen said we disagree. Mr. Hardy stepped back looking at Attorney Austgen and said, "I am sorry, I am Tom Hardy. I do not know who you are". Mr. Jarvis stated that he is speaking to Town Attorney Dave Austgen. Mr. Hardy went on to say that he would ask now. We are at a crossroads here with that we feel it is; and so we want to advance, design, and submit just as we are required to per that agreement, per that annexation ordinance, per the things set forth. Mr. Hardy then said that at any point where you deny the plan, whenever that hits the brick wall, whatever the town feels that they deny, but I need to know exactly why it's being denied, where it doesn't meet the requirements set forth in that annexation ordinance is where we are at.

Mr. Hardy stated that in the Annexation Ordinance, the Town covenants agreed to repeal and/or amend as required, and thereby supersede any other ordinances and the timeline was gone, then all applicable prior ordinance and agreements have to conform to the Annexation Agreement in part 4(c), both Section 3(f) and (g). Mr. Hardy went on to say that under Section 8 in the Annexation Ordinance, there is language that the development agreement therein the Zoning Plan and the Zoning Conditions shall be deemed vested rights, and shall run in full force and effect through full buildout of the project. Mr. Hardy added that he does not understand where that expires when it states they have full vested rights.

Attorney Austgen stated that one year after the Annexation Ordinance was adopted, you stopped complying with the conditions of that ordinance and the approval terms and conditions were not fulfilled; you breached them in a simple way. Mr. Hardy asked if we had expired are we no longer part of the Town of Schererville? Did the entire Annexation Ordinance expire? Attorney Austgen responded you are but you're not going to develop with that parcel because

you do not have the Developmental Agreement given the lapse of time and the breach of... Mr. Hardy interrupted saying your Annexation Ordinance on the cover page, the very first page of your *paused then continued*, there are four individuals out there on your current board that signed that agreement that said those agreements are incorporated here into how the land was brought into the Town of Schererville.

Attorney Austgen said you do not get the right to perpetually scoff Schererville.... Mr. Hardy cut him off saying when someone is annexed... Attorney Austgen replied saying that he was not going to argue about that here. My opinions have been in writing. It's on file. I have done that a number of times and nothing has changed about the fact pattern. So, in my opinion, it doesn't change as a consequence of what I produced and provided to Mr. Gorman and his team. So, I report that to you tonight. Attorney Austgen addressed the board, I really do not want to get in a debate with this gentleman. I don't even know if he is a lawyer. Mr. Hardy replied that he was not. Attorney Austgen said okay. Mr. Hardy went on to say that he was just somebody that has read the Annexation Ordinance. Attorney Austgen stated that he should save the arguments for a lawyer. Mr. Hardy replied that was unfortunate.

Mr. Hardy said that our request is either we get denied, and tell us why we are getting denied. Mr. Hardy then motioned toward Attorney Austgen and stated that if it is that opinion, then put that in writing so that we can take necessary steps accordingly. Mr. Hardy went on to say that in his opinion, and his lawyers' opinion, that we have complied; if we comply with that entire Annexation Ordinance and submit a development plan and zoning plan as such, we are at that stage where the Town of Schererville is required to approve us and tell us how we comply, how our plan confirms that our plan meets the original annexation requirements.

Mr. Gorman informed Mr. Hardy that he could provide him with a copy of our PUD Ordinance in the zoning section; I have one right here if you would like it. Mr. Hardy stated that he would need that in writing then; I need that in writing why the plan is not being advanced at this moment, I need that in writing. Mr. Hardy went on to say that he would like to take this to the Plan Commission and get feedback to say how this complies with the Annexation Ordinance because like we said on the phone... Mr. Hardy glanced over at Attorney Austgen and said that he is not a lawyer so I guess I can't have the conversation about the code. Mr. Hardy then asked if we could get to the point where we could have that conversation.

Mr. Gorman told Mr. Hardy that he is going back before he was even with the company; the previous town manager told the developer the exact same thing I am telling them, I told the guy before you, and the guy before you, and I told your attorney, - the same attorney, that the PUD plan expired a year before it was approved.

Mr. Hardy said he would like to make sure we're clarifying. I understand that when you talk about the PUD Plan, I am asking for the Zoning Plan from the Annexation Ordinance and all the standards set forth in that Annexation Ordinance. I am asking for the Zoning Plan that would be the PUD Zoning Plan to be approved. Now once that is approved and those zoning conditions that match the Annexation Ordinance, I agree those would have the one year time.

Mr. Gorman said those would not be approved. They are eight years old, they would not be approved. The PUD plan expired and you have to start over. You have already made changes to the old agreement. The guy before you made changes. We have worked non-stop for nineteen months on this agreement. And then a month ago, you said, "Hey, we're coming in. We're following the 2018 ordinance. We are not following anything on the agreement you have been working on with St. Bourke for the last nineteen months". And that's changed. There's been all kind of changes in this process.

Mr. Hardy responded to Mr. Gorman that the last time he was up here with him he read the history of the project. Mr. Hardy continued that he has notes on all that; and yes, the previous managers have been coordinating with you to establish a new Developers Agreement. However, we had withdrawn all those last April. Last fall when Mr. Gerry Wright from St. Bourke was up here, he was talking about the Developer Agreement. I think it had been stated in the last meeting that we did not need the Developers Agreement if we had complied with the code per the PUD Standards and the PUD is what I thought was going to in the Annexation Ordinance.

Mr. Gorman replied no, and that he was talking about the PUD in the Zoning Ordinance that he had been talking about for almost the last two years. That is a fact that had been stated to you guys many, many, many times; more times than I can remember.

Mr. Hardy stated that this time the approach, and this is what we want to do, is to make it out and submit it; we have submitted plans and drawings associated and compliant with that

original 2018 Ordinance. I am not going to sit here and debate whether that is the case. If you are saying that you cannot and will not review it against the Annexation Ordinance, please tell us the reason so we can adjust accordingly. But this time, this is the furthest the plan and design have been baked out with the Town. I know we are still looking at the same plan. Mr. Hardy then asked how many pages the plan had. Mr. Murphy replied from the audience that the plan was sixty pages. Mr. Hardy went on to say that there are sixty pages of full design standard, sixty pages of full engineering. We have done everything that Mr. Wright said he was going to do, we are designing all of that. As far as what I understood this agreement to be, we are not too far from what was originally recorded; so to me, we can move forward with the Zoning Plan. Anything new such as the sewer or master spine road, those could be zoning conditions or conditions of zoning as specified in the Annexation Ordinance. There are rules of engagement in Section 3 of how we are supposed to design that PUD plan. I don't understand how it could expire one year after it had been annexed. Mr. Gorman replied that was because he had not read the Zoning Ordinance.

Mr. Hardy said that the Annexation Ordinance states that you agree to repeal and/or amend and supersedes all other ordinance; it is vested and runs until the project is a full buildout. That is where the impasse is. I need something in writing that says we are not going to advance the plan; that the Town doesn't like that, then we can act accordingly. Mr. Gorman replied okay. Mr. Hardy then stated that he would love to continue discussion with the Planning Commission and have the conversation about the plan, or are we just shutting everything down now?

Mr. Gorman stated that things have changed. The last time we met you were like "oh yeah, we are close to an agreement with the new agreement"; we have been working with your staff before you came along. I think that we had four major things to deal with. Then you come up with this plan with 70s, 80s, and 90s; there were no 90' wide lots as part of that agreement – not one. Mr. Hardy asked if the Town does not want 90s. Mr. Gorman replied that he is saying it changed. Mr. Gorman continued that after the last conversation it was just 70s and 80s. Then you give us this plan and its 70s, 80s, and 90s. It changed from 2018.

Mr. Hardy then asked what process they follow. I thought that we came here to talk about it. Do we like the 70s, 80s, and 90s; do we like the spine road? I thought that is what a Study Session is, that we talk it through.

Mr. Gorman replied that they were there to discuss what every other developer does. They follow the PUD in the Zoning Ordinance, which you guys have not done. We told you that you needed to because the agreement expired a year after it passed; I can say this until I am blue in the face.

Mr. Hardy asked what the current zoning of this property was. Mr. Gorman replied Residential PUD. Mr. Hardy asked if the plan provided on the projector screen was a PUD Master Plan. Mr. Gorman replied it was. Mr. Hardy stated that he felt like they were "saber rattling for the sake of saber rattling". Mr. Gorman replied that this was step one, step two is following the Zoning Ordinance. Mr. Gorman continued to say that they had not done anything except the Master Plan which is not a PUD plan, and have not received one; there is no application, and this is only a small part. Mr. Hardy asked his team in the audience if they had submitted the application. *The recorder did not pick up the response.* Mr. Gorman replied that usually they have it for the meeting.

Mr. Hardy told Mr. Gorman that he understood his frustration given the amount of time that had gone by, and he would find the PUD they had submitted was very similar to the example that was provided to them that has been done in Town. So, that would be our zoning plan and how they are complying with those original conditions; our goal is to get something approved with the standards that we set forth. I can't back up, we are at an impasse if the Town is saying the Annexation Ordinance does not exist.

Mr. Gorman stated that he understood what Mr. Hardy was saying about why can't the Town just go by the 2018 ordinance with the PUD plan that had expired; then his response would be, how come St. Bourke could not follow the PUD standards in the current Zoning Ordinance. Mr. Hardy stated that he would go back and look at the PUD standards. Mr. Gorman responded that he did not believe anybody from the firm had looked at the PUD standards in the Zoning Ordinance. Mr. Hardy said that after the last in-person meeting that he had, he was told to look at what his PUD was; adding that his understanding from that meeting is that the Town had a PUD zoning goal developed to that.

Mr. Hardy went on to say that is where he feels like from the previous saber rattling that we had with both sides about if it is or is not expired; vested rights; etc, etc, etc. Mr. Hardy added that he would go back and look at the PUD code but feels like their Master Plan is compliant.

I want to advance in the conversation of how the Zoning Plan meets the PUD and see what you think of the design at hand, but you are saying there are elements of the PUD code that we are following right now as submitted. Mr. Gorman replied that was correct.

Mr. Hardy then asked for examples. Mr. Gorman replied that he suggests they read the PUD Zoning Ordinance and go through it, because he has been talking to them about it for the past nineteen months. The agreement from 2018, do you think those prices are still good today? Mr. Hardy replied that the prices in the 2018 Agreement are future tap fees; I imagine that would be the tap fees today, not 2018. Mr. Gorman said that times have changed and that the agreement is seven or eight years old, it does not exist. It is expired – that is why they expire.

Mr. Hardy then stated that if they are not willing to advance this from the Study Session to the Plan Commission to let him know that. Mr. Gorman said that would not happen same evening anyway. Mr. Hardy then asked if they would have to come back for a Study Session. Mr. Gorman responded that they would need to come back to several Study Sessions for a project; you can even ask Mr. Murphy from Manhard. We had a development come in a few years ago that had to come back for eight Study Sessions; and it was a third of the amount of homes that you have.

Mr. Hardy stated to Mr. Gorman that he understood his “marching orders”. Mr. Hardy went on to say that it was said before that we have something in writing that the 2018 Annexation Ordinance is no longer valid. Mr. Gorman replied that they did not. Mr. Hardy asked what he has then. Mr. Gorman stated that it was to him from Attorney Austgen. Mr. Hardy asked to get something in writing from the Town. Mr. Gorman replied that they could provide that.

Mr. Hardy said that in the interest of time and maybe a future where all this is baked out, can we set aside the idea of the annexation? I want to talk about sewer. I want to talk about potential things you see in these plans tonight that I could take back with me and work on what we need to push into this Master Plan, what revisions we would need to come back to a second Study Session, can we do that. Mr. Gorman replied yes, you can do that with the Plan Commission. Mr. Hardy then addressed the board saying that he would be more than happy to talk about anything involving the Master Plan. Mr. Hardy said that they would love some feedback on the entire design such as the engineering plans, lot size, and right-of-way widths.

Mr. Rak wanted to verify that the green space in this development would be maintained by the HOA and would not fall back on to the Town to maintain; adding that there are several little sections throughout the development that are turning into green space, not just the big center section with the silo. Mr. Hardy replied that it would be 100% the HOA. Mr. Rak said that given this is a huge development, it would stress the Police Department, Fire Department, and Public Works because this is located in the southern section of town; asking if it would be possible to have satellite stations for those public services the Town provides. Mr. Rak went on to say that maybe Public Works could put up a building in an outlot for extra material such as stone or salt, maybe a small building for the Police Department for officers to use the restrooms or something along those lines. Mr. Rak added that being there are 750 homes, it would put a lot of stress on public services. Mr. Hardy replied that this is a remote location and he understands the request. Mr. Rak then stated that because this is on its own and in the interest of public service it would definitely be something to look at, adding that it could even be an outlot with a small building that could be utilized by all three departments.

Mr. Jarvis stated that when this development was brought up initially with the original plans, it had a satellite station for these types of services which was a great idea. Mr. Dan Mason, development manager from St. Bourke, stated that where 101st street bisects the two properties there are two acres set aside for EMC services, and that it is basically being donated to the Town for whatever needs to be done there. Mr. Hardy added that would be labeled as such on the next Master Plan. Mr. Jarvis stated that as far as the plan that had been kicked around so many times they do not really see a huge problem. Mr. Jarvis went on to say that what it goes back to and stems from is the Annexation Agreement that really needs to be revisited; then at the same time work with the Plan Commission all “hand in hand”. Mr. Jarvis asked if they could get the development done if it was done that way. Mr. Hardy responded that usually they are baking out this stuff and working on that stuff, and they still have a commitment to continue this conversation; adding that he has to learn to drive in two lanes and continue to see if this could bake out when the dust settles when they have everything lined up and going forward.

Mr. Jarvis stated that he is not an attorney but believes that the Annexation Agreement needed to be revisited. Mr. Hardy agreed. Mr. Jarvis added that he may want to take that back to his board and attorney, and did not see an issue with coming back for another Study Session. Mr. Jarvis went on to say that Mr. Rak brought up a good point and we are good with the lots and having the garden area with raised beds; we have touched on a lot of areas here tonight and

believes they are moving forward. Mr. Hardy stated he would go back and make sure that they are detailing everything out; maybe give a couple drawings to show the Master Plan with the two acres and make sure that they are showing some of those garden areas. Mr. Hardy went on to say that there is not big mechanical equipment, they are not doing rows of soybean or anything like that, just a couple rows of corn are 100ft long. Mr. Jarvis stated that he had raised bed gardens at home and knew exactly what he was talking about with this development. Mr. Hardy continued to say maybe some tomatoes and squash in a community garden with a little greenhouse. Mr. Jarvis repeated that he really thinks they need to advise their attorney to contact the Town Attorney over the Annexation Agreement to move forward, that way they are not "beating a dead horse". Mr. Jarvis then stated that he loved this development, it would be great for the Town of Schererville, and they just need to cooperate a little bit to get this moving forward. Mr. Hardy stated that they would work on these and asked if there were any other items they need to look at into putting into the Master Plan or baking into the standards.

Mr. Long asked Mr. Gorman about how the Town feels about the two lift stations that are listed in the plans. Mr. Gorman replied that from what he understood, only one of those lift stations would be temporary; once the central pod goes in, the northern pod would be eliminated. Mr. Hardy said that was correct and that they were still kicking around the idea on if you still do the full investment for the temp station when you still have several thousand feet down the hill to do everything down there and be concentrated in the northern. Mr. Hardy went on to say that would all be baked out in the final engineering drawings. Mr. Jarvis asked if there were any more questions or comments from staff. There were none.

Mr. Hardy stated that they would look at those items and then would be in touch about when the next Study Session would be. Mr. Hardy added that he wanted to make sure they were saying to come back for a Study Session to make sure everyone is on the same page. Mr. Gorman stated that part of the Study Session is having a plan with what type of houses, colors, and what the homes would look like; and Mr. Jarvis added with renderings and materials for the board to look at. Mr. Hardy stated that he is sure all of that was in the PUD Requirements so they would put all that together.

III. Adjournment

There being no further business, the meeting was adjourned at 6:44 P.M.