

I. **CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:00 P.M. by President Tom Anderson 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: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Myles Long, Mr. Robert Kocon and Mr. Chris Rak. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning and Building Administrator Denise Sulek, and Acting Recording Secretary Megan Schiltz. Absent was Chairman Mr. Tom Kouros and Attorney Alfredo Estrada. Present in the audience was Councilmen Caleb Johnson and Thomas Schmitt.

II. **COMMISSION BUSINESS**

A. Dunkin/Baskin Robbins

General Location: 1695 U.S. 41 – Tippy, Teibel, & Buth Subdivision, Lot 2, Excluding the Westerly 5 – Feet

Petitioner(s): Ailan 1, LLC

Represented by: Architect, Peter G. Paraskis, ALA

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

Mr. Peter Paraskis represented the petitioners. Mr. Paraskis informed the Board he is requesting to take the existing Dunkin/Baskin Robbins and update to the new image including new finishes and relocating the same equipment on the inside. Mr. Paraskis stated the Dunkin/Baskins has been purchased by Inspire Brands, which is a part of Buffalo Wild Wings, Arby's and Jimmy Johns, which have the same philosophy that everything must be a part of that organization. Mr. Paraskis continued that the buildings are following the same image as McDonalds nationwide. Mr. Paraskis states that the site work is cleaning things up, replacing lenses on the pylon sign, painting the refuse enclosure, and replacing the menu board and speaker with new technology.

Mr. Anderson asked and Mr. Paraskis confirmed the majority of the work is the coloring of the building and new signage. Mr. Immig asked if the bollards would still stay in place. Mr. Paraskis answered they are going to have new covers. Mr. Jarvis asked if there would be any changes to the drive-thru which seems to always be an issue. Mr. Anderson suggested maybe adding 2 menu boards with 2 lanes. Mr. Paraskis stated it would not be possible due to having opposite exit and entering points. Mr. Gorman asked and Mr. Paraskis answered that the new signage will be smaller than the current.

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

Mr. Jarvis stated that Mr. Hansen had sent out emails regarding verbiage and questions from previous Study Session; he continued that his only question is how VRBOs were to be handled. Mr. Hansen stated Ms. Sulek emailed Attorney Estrada for some recommendations on the verbiage; there is not anything in there currently, and it is different than a bed & breakfast. Mr. Hansen stated one thing he wanted to discuss is what Mr. Immig had questioned about clarifying some of the language under unlicensed home occupations, if there are any recommendations or suggestions.

Mr. Immig questioned that if someone were to do pampered chef, would the hours be limited to 8-6. Mr. Anderson responded that is something that is done at other people's homes. Mr. Gorman stated that it would not be a business even if the house was in Schererville, they

would just be hosting; Mr. Hansen added that would be more of a party that you would have at your house. Mr. Immig wanted to clarify that as long as this was done at someone else's house, this rule wouldn't apply. Mr. Hansen stated that this is where it gets hard because even though this would be an at home business, it wouldn't be done at your actual home where people would be coming to you. Mr. Hansen said that what he finds vague is that at the beginning they don't really give you a clear understanding if you need to be licensed or not, and that needs to be clarified. Mr. Gorman added that a blurb should be put in stating all businesses need to be licensed with the town.

Councilman Johnson suggested a requirement that all contractors, landscapers, and businesses have a placard sign; that way residents can call if they have any issues. He continued that this way, we can be sure all are licensed and bonded with the town. Mr. Anderson and Mr. Jarvis agreed. Ms. Sulek stated that this would need to be an amendment to the contracting ordinance, not ordinance 1797. Mr. Anderson asked if we should make all home based businesses a \$25 fee, the Board was in agreement 6-0. Mr. Hansen stated it will be changed to say all home businesses require a business license.

Mr. Jarvis stated one issue is we need to add the number of employees for home based businesses. Mr. Gorman responded it states all home occupations shall be limited to three employees, of which one must be the owner of the home. Mr. Anderson asked if all they are waiting on is VRBO and Airbnb from Attorney Estrada, and then it can be scheduled for a public meeting. Mr. Hansen confirmed this will be in July since we have not heard back.

III. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:34 P.M.