

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
NOVEMBER 4, 2024**

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:00 P.M. by Vice-President William Jarvis at the Schererville Town Hall, 10 E. Joliet St. Schererville, IN.

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, and Mr. Chris Rak. Staff present: Town Manager James Gorman, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Attorney Alfredo Estrada. Absent were: President Tom Anderson, Mr. Tom Kouros, and Director of Operations Andrew Hansen. In the audience was Councilman Caleb Johnson.

C. Approve Minutes of the Plan Commission Public Meeting of September 9, 2024

Mr. Immig made a motion to approve which was seconded by Mr. Long and carried 5-0.

II. PUBLIC ACTION AND PUBLIC HEARING

A. P.C. Case #24-9-5 Webb Genesis of Schererville

General Location: 5800-5830 US Highway 30 – Clarendale of Schererville, Outlot A

Petitioner(s): Webb Automotive Group

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP

Request: Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Don Torrenga from Torrenga Engineering, Inc, represented on behalf of Attorney James Wieser. Mr. Jarvis asked if there had been any changes from Primary Approval. Mr. Torrenga replied that there were a couple changes, the first being that the water main connection come from the north into the Clarendale Easements rather than U.S. 30. Mr. Torrenga stated that in addition that, the entrance located closest to U.S. 30 was previously a 2-way entrance but has now been changed to a right in right out. Mr. Torrenga said the last would be the Photometric Plan; going on to say that KSA Lighting has been working on the plan and had fixed everything on the north side. Mr. Torrenga continued to say that they were having issues with the east side; however, Neil Simstad had informed the Planning & Building Department that it was something that did not need to be built immediately and could be worked out as the project moved along. Mr. Torrenga then stated that unfortunately they had not received the Photometric Plan revision that had been requested. Mr. Jarvis asked Attorney Estrada if they would have to make approval contingent upon the Photometric Plan being completed in compliance with the Town. Attorney Estrada replied that was correct. Mr. Torrenga said that was all that had changed. Mr. Jarvis stated that he knew the biggest change needed was the entrance way located closest to U.S. 30. Mr. Torrenga agreed. Mr. Jarvis asked if there were any questions from the board or staff.

Mr. Gorman stated that Mr. Torrenga has been working with the Town Engineer to finalize the Pavement Plan as well and had just sent over the drawings for Mr. Simstad to review and may come at a later time. Mr. Gorman continued to say that the grading could begin with the boards permission but the permit could not be released because they would have to do the inspection fees and could not until all the associated costs came in; adding that it was discussed among staff and Mr. Simstad and if they wanted to get started with the grading that would be ok if the board was ok with it. Mr. Jarvis asked Attorney Estrada if they would need to make the motion

to approve contingent upon that as well or would it just be handled at staff level. Attorney Estrada replied that they would have to ask staff's recommendation on how they would want to do it. Mr. Gorman responded that staff would. Mr. Rak wanted to confirm that would be the paving part of it. Mr. Gorman replied yes, the cost associated with paving, curbs, etc.... and that they had received them but that there were some discrepancies' to work out. Mr. Jarvis stated that he believed that it would be a beautiful building. Mr. Rak then wanted to verify that the south entrance closest to U.S. 30 would be pork chopped. Mr. Torrena said that was correct. Mr. Immig made a motion to approve P.C. Case #24-9-7 contingent upon the Photometric Electric Plan, paving and the cost associated with paving and concrete. The motion was seconded by Mr. Rak and carried 5-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #23-11-20 Canyon Creek Planned Unit Development, Phase 3 and Phase 4 Secondary Approval for Phase 3 (33-Lots) and Phase 4 (18-Lots) of the Planned Unit Development APPROVED W/CONTINGENCIES (5-0) 9/9/2024

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 5-0.

2. P.C. Case #24-9-5 Webb Genesis of Schererville Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan APPROVED W/CONTINGENCIES (4-1) 9/9/2024

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 5-0.

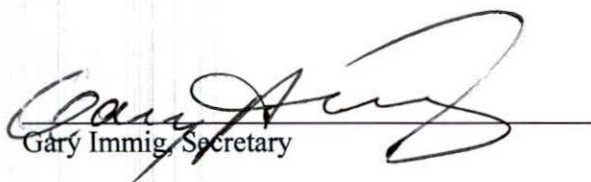
B. Correspondence

There was none.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:08 P.M.

Respectfully Submitted:


Gary Immig, Secretary