

**PLAN COMMISSION  
STUDY SESSION NOTES  
NOVEMBER 4, 2024**

**I. CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:15 P.M. by Vice-President William Jarvis at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

Vice-President William Jarvis stated that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

B. Roll Call

Vice-President William Jarvis stated that the Roll Call would stand from the Plan Commission Public Meeting.

**II. COMMISSION BUSINESS**

A. Jarrett's Southern View

General Location: 10304 W. 85<sup>th</sup> Ave. – East of Amber Fields Subdivision, West of Pine Hill Subdivision, and North of 85<sup>th</sup> Ave.

Petitioner(s): Brian Lantz

Request: 26-Lot (R-1) Residential Subdivision

Mr. Doug Rettig from DVG Engineering represented the petitioner. Mr. Rettig stated that they were presenting the second Concept Plan for the proposed subdivision with the "working name" Jarrett's Southern View, which would be located east of Amber Fields and west of the Pine Hill subdivision. Mr. Rettig said that they would be connecting Buckingham Lane which is currently a dead end street in both existing subdivisions, with the hope to make it one complete street. Mr. Rettig went on to say that they would have a cul-de-sac going to the south; adding that Mr. Brian Lantz was able to negotiate and buy a little more land. Mr. Rettig went on to say that the plan is slightly different than what was previously presented; there is a triangular area on the east side of the project that is an outlot in Pine Hill Subdivision, which is owned by a gentleman just north of that. Mr. Rettig continued to say that Mr. Lantz had been talking to the owner and was able to acquire that land; part of which is a drainage easement but a good part was still buildable. Mr. Rettig said that for that reason they were able to put the curve in the cul-de-sac and make some of those lots significantly bigger. Mr. Rettig stated that there were a couple things that they would be asking for when they get to Primary; Lot 8 and Lot 23 on the north end would need deductions on one side of the setbacks to give a little more room. Mr. Rettig went on to say that they would be doing the conventional 30' yard setback but will be asking for a 20' side yard on those lots. Mr. Rettig added that around the cul-de-sac they would ask for 25' front yard setback with a possible 25' rear yard setback to give the lots more breathing room. Mr. Rettig stated that he would need to check the length to know for sure but believed they would be just a tick over the allowable for length of the cul-de-sac; it would not be very much but technically they would be over the maximum length of the cul-de-sac. Mr. Rettig said that they would have that number for the next time they would go before them.

Mr. Jarvis asked if they would be looking for a waiver. Mr. Rettig replied that they would but just for the length of the cul-de-sac, then if they would need to go before the B.Z.A. for variances on the front and side yard setbacks they would. Mr. Rettig then wanted to point out that instead of conventional street lights they would like to have individual post lights next to each driveway so they would have more uniform lighting going up and down the road. Mr. Jarvis then asked if the cul-de-sac was a normal size for snow removal. Mr. Rettig responded that they meet the standards per the ordinance, all the lots are a minimum of 80' wide, some on the west side are wider than that but the minimum is 80'. Mr. Jarvis questioned if they were equipped with sidewalks as well. Mr. Rettig said that they were. Mr. Rak stated that on the plans provided, the lots are all colored in as is the detention pond and asked if there were a reason for it on a separate lot. Mr. Rak continued to say that he worked for the street department



and normally the pond is located inside of the neighborhood. Mr. Rettig stated yes and that Mr. Lantz would like for the pond to remain on his property; adding that his son lived in the house that it resides and wanted to control the pond. Mr. Rettig continued to say that the pond would be in the Town of Schererville and there would be an easement for the town but it would be on a separate outlot and that it would be owned by the owner of the property. Mr. Rak asked if that part of the property was annexed into the town already. Mr. Rettig stated that it was and they are calling it an outlot of the subdivision, but would be owned separately. Mr. Rak then asked that if the owner would they be maintaining it. Mr. Rettig replied that they are currently maintaining it. Mr. Rak wanted to then verify that any type of backup or anything of that nature the owner would take care of it. Mr. Rettig stated that they could work that out. Mr. Gorman wanted to confirm that the lot had already been annexed in Schererville. Mr. Rettig responded that was correct. Mr. Gorman asked if it went all the way to 85<sup>th</sup> avenue. Mr. Rettig replied it would just be that corner. Mr. Jarvis asked if there were any questions from staff. There were none. Mr. Rak stated that one thing to keep in mind for Lot 15 and Lot 16, for ease of plowing they would like those driveways on the outside so there would be a spot to push that straight in. Mr. Rettig said they would keep that in mind. Mr. Rettig stated that the next step they planned on is to go before the B.Z.A.

#### B. Bank of America

General Location: 341 Indianapolis Blvd. – Oak District Planned Unit Development,  
Phase 1, Lot 2

Petitioner(s): Allegro Civil Engineers – Lauren Marshall/Brian Emrich

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

Ms. Lauren Marshall from Allegro Civil Engineers informed the board that there had been a few changes to the site plan since they were previously there in July 2024. Ms. Marshall stated that the biggest difference is a decrease in the building footprint; the proposed building would still be in the same area and similar to the previous one. Ms. Marshall said another change would be to move the access from the drive aisle behind Chick-Fil-A and Longhorn Steakhouse to the east; instead of having shared access from the lot to the south. Ms. Marshall added that the third change is that instead of having a large canopy over the ATMs, they are proposing to now have the two free standing ATMs with an attached individual canopy each. Ms. Marshall stated that the packet provided showed the landscape, floor, and signage plans. Mr. Jarvis asked if the signage included a monument sign. Ms. Marshall replied that they will not have their own and that they would be sharing the monument sign by Longhorn Steakhouse; going on to say that there would also be directional signs around the building, drive-thru, and on the building as well. Mr. Jarvis questioned where the dumpster would be located. Ms. Marshall responded that banks have their own service to pick up garbage and shred paper so the bank does not require a dumpster on site. Mr. Jarvis then asked Ms. Sulek if they would need to go before them if they needed to have one. Ms. Sulek replied that they do have their own service, but if they wanted one on site they would need to. Mr. Jarvis asked the board if there were any questions. There were none. Mr. Jarvis asked if the interior was mainly offices. Ms. Marshall responded that was correct and that they believe most customers would use the drive-thru. Mr. Jarvis then asked Ms. Sulek if they had approval for a drive-thru with the B.Z.A. Ms. Sulek replied that they had been approved.

### III. ADJOURNEMENT

There being no further business, the meeting was adjourned at 6:30 P.M.