



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
OCTOBER 3, 2016 – 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Minutes of the Plan Commission Public Meeting of September 12, 2016

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #14-9-21 APPLE TREE ESTATES

General Location: Part of Blocks 1 & 2 in Venzke Subdivision, 200 feet West of Ontario St., South side of 77th Ave.

Petitioner(s): Applewood, LLC – Richard Kortenhoven

Request: Waiver of Subdivision Control Ordinance No. 1095, Title VI, Section 8
Placement of utility distribution lines

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #16-3-2 WATERFORD PLACE SUBDIVISION

General Location: 348 W. 77th Ave.

Petitioner(s): Armani Development, Inc.

Request: Waiver of Subdivision Control Ordinance No. 1095, Title VI, Section 8
Placement of utility distribution lines

APPROVED _____ DEFERRED _____ DENIED _____

**C. P.C. Case #16-8-11
SCHILLING'S 1ST ADDTION, LOT 3 – CROWLEY ENGINEERING**

General Location: 2224 U.S. 41

Petitioner(s): Crowley Engineering, LLC – Gregory Crowley

Request: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

**D. P.C. Case #16-9-13
HARVEST RIDGE CHURCH**

General Location: 9201 W. 77th Ave.

Petitioner(s): Harvest Ridge Church of the Assemblies of God, Inc.

- Re-advertised due to incomplete Public Notification

Request: Primary Approval of a 1-Lot (R-1) Residential Subdivision

APPROVED _____ DEFERRED _____ DENIED _____

E. **P.C. Case #16-10-16**

MAC'S ADDITION (CIRCLE K)

General Location: 200 & 222 E. U.S. 30 and 2025 Austin Ave.

Petitioner(s): Mac's Convenience Stores, LLC d/b/a Circle K Stores

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan W/Waivers of Storm Drainage Control Ordinance No. 1708 & 1708A, Title X, Section 8, Entitled: General Detention Basin Design Requirements:

Item K: Provide a twenty (20) foot vegetative bio filter around the perimeter of the detention pond, including six (6) inches of tilled soil and native plant material, to avoid shade trees and shrub species in favor of native grasses;

Item L: Provide thirty (30) feet of maintenance easement measured from high water line around perimeter of basin;

Item M: Provide thirty (30) feet of access easement from public right-of-way to the detention pond:

APPROVED _____

DEFERRED _____

DENIED _____

III. COMMISSION BUSINESS

A. Schedule Special Plan Commission Public Meeting on October 17, 2016

B. Findings of Facts:

1. P.C. Case #16-3-2 Waterford Place Subdivision
Secondary Approval of an 18-Lot (R-3) Multi-family Residential Subdivision W/Waiver of Subdivision Control Ordinance No. 1095, Title V, Section 3 (1) APPROVED W/CONTINGENCIES (6-1) 9/12/16
2. P.C. Case #16-8-10 Golf View Manor, Unit 4
Secondary Approval of a 3-Lot (R-2) Residential Subdivision APPROVED W/CONTINGENCIES (7-0) 9/12/16
3. P.C. Case #16-9-12 Whispering Ridge, Unit 3
Primary Approval of a 19-Lot (R-1) Residential Subdivision APPROVED W/CONTINGENCIES (7-0) 9/12/16

4. P.C. Case #16-9-14 Golumbeck's Addition to Schilling Lake Addition
Primary Approval of a 1-Lot (R-1) Residential Subdivision
APPROVED W/CONTINGENCIES (7-0) 9/12/16
 5. P.C. Case #16-9-15 Poore Subdivision
Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 30
Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/12/16
- C. Correspondence

IV. ADJOURNMENT

TTY Users may access the Relay Indiana Service by calling 711 or 1(800)743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to dsulek@schererville.org