

PLAN COMMISSION

January 25, 2022

SPECIAL MEETING

ROLL CALL

The meeting was called to order at 7:00p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

Members Present:

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Laura Sauerman, Chad Jeffries, Richard Day, Scott Evorik

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, City Attorney Alex Kutanovski, Executive Secretary Anthony Schlueter

APPROVAL OF MINUTES

None

OLD BUSINESS

None

NEW BUSINESS

22-01 DVG Team Inc., Petitioner/Mississippi Parkway Partners, LLC, Owner

Request: Workshop

Purpose: E-Commercial Industrial Development

Location: 1410 E. 113th Avenue, 1715 E. 133rd Avenue, & 13214 Iowa Street

President John Marshall asked Executive Secretary, Anthony Schlueter to report on the city's point of view of this project. Schlueter reported internally the city has met with the Mississippi Parkway Partners and other participating partners for this project. Schlueter reported the city is very excited about this project and the jobs it will bring to the community. Schlueter reported what the proposed goal of this development is. Schlueter reported the city will be working with INDOT to ensure the proper traffic

improvements necessary to accommodate this development, the new hospital and continued future growth of this area. Schlueter reported the Planning Dept. has already partnered with INDOT to create a comprehensive corridor plan for US 231 and will be working with them on the future state funded roundabout intersection at Iowa St and US 231.

Jeff Ban. DVG Tam, Inc., 1155 Troutwine, came before the Board as a representative of Mississippi Parkway Partners and introduced 2 members of Mississippi Parkway Partners, Marvin Crook and Dennis Caudill. Ban stated that Mississippi Parkway Partners (MPP) has formed a partnership with a nationally recognized and renowned development firm, Hillwood. Ban provided detailed description of the proposed property and the surrounding properties. Ban provided a history of the property including the recent change of zone.

Don Schoenheider, Executive Vice President of Hillwood, came before the Board and introduced his team, Senior VP on the Development side, TJ O'Brien, and Senior Development Manager, Zack Bianchini. Schoenheider stated Hillwood is very excited to be in Crown Point. Schoenheider provided a history of Hillwood and what they do. Schoenheider stated they have master plan development expertise and view this as a very high-quality master plan project that the community could be very proud of. Schoenheider stated he feels this development will attract great companies, international firms and great employers plus bring great tax benefits and employment opportunities to the community. Schoenheider detailed the various products they have developed including residential, commercial, and industrial. Schoenheider stated they are an international company and detailed some of the countries they are active in. Schoenheider provided a partial list of companies that they have attracted to their developments. Schoenheider detailed some of the cities they are active in. Schoenheider provided some examples of the type buildings they have constructed in the past.

Ban reiterated this project is a partnership between a local landowner and developer and an international development firm. Ban stated they are before the Board to figure out how to lay this business park out and how to provide flexibility for the marketplace. Ban informed the Board O'Brien will come before them and explain the importance of flexibility in creating an infrastructure plan that allows the market to provide an opportunity to find the appropriate spot within the business park to be able to build a building as small as 50,000 square ft or as large as a ½ million square ft.

TJ O'Brien came before the Board and detailed the proposed infrastructure plans which includes extending Mississippi Parkway slightly south and then easterly across the site to Iowa St. O'Brien stated this allows them the maximum flexibility they need for the buildout of the park. O'Brien stated they anticipate moving forward with once or two spec buildings to kickoff the project, somewhere in the 200,000 sq ft range. O'Brien stated when they build the roads, they also bring in the utilities and plan for storm drainage for the entire site. O'Brien stated the site naturally drains from south to north and they will be looking for places to put both local and regional detention facilities to handle the stormwater. O'Brien stated this also allows them is development potential on both sides of the road. O'Brien stated that road is the spine that brings the utilities through the site. O'Brien stated is likely they will develop this park out in four phases. O'Brien stated they anticipate upgrading Iowa St. as well. O'Brien stated their customers for these parks are very sensitive to traffic, so they want a robust transportation

network to allow for traffic to flow through the site. O'Brien stated there are already plans in the work for improvements to US 231 and Iowa St intersection. O'Brien detailed where he feels the road construction will begin and how it will progress from there.

Ban spoke to the Board more about the infrastructure. Ban detailed some of the improvements already done to surrounding roads as well as the additional improvements scheduled for the development. Ban stated they will need to have continued dialogue with the city, county and INDOT regarding what improvements look like on Iowa St. and on 231 as they coordinate with the hospital and future development. Ban detailed the circulation for the access prospective for delivery of goods/materials as well as access for employees. Ban stated the lowest point of the property is in the northeast corner and they anticipate a pretty large stormwater management basin facility, built to city standards, where all the stormwaters would ultimately be stored. Ban detailed the location of the proposed watermain and sanitary sewer. Ban reiterated that the first phase of development would include building all of Mississippi Parkway along with all the infrastructure which would be the may spine everything would grow from. Ban stated they are looking for the Boards expectations of the core spine infrastructure that would be needed for the point 65 development.

Michael Conquest stated he is excited for this project. Conquest stated he feels this is one of the biggest and most impactful developments that has hit Crown Point in a long time. Conquest stated he would not blame them if they did not put curbs in initially because they do not know where the curb cuts are going to be. Ban stated they had that conversation with the city regarding the first phase and it will be all curbed. Ban stated what will happen is if a site gets developed the curb will be removed and a dedicated right turn lane would be out in and expected by the city. Conquest stated water belongs in the ground and stated it looks like that is what they have planned for this site. Conquest informed Ban they will need to be gentle with the neighbors on Iowa St. because it will be a big change for them.

Richard Day stated he feels it is a good use for the land and an ideal location for an industrial park. Day stated they will just need to make sure they get the proper drainage put in out there to alleviate the surrounding homeowners' concerns. Day stated he feels this will be great for the community to have.

Laura Sauerman voiced her concerns with petitioner being considerate with the aesthetics of the buildings. Sauerman asked if the improvements to Iowa will include an attractive entrance, including nice landscaping and the appearance of a boulevard. Sauerman voiced her concern with the entrance looking like a truck stop. Sauerman stated she wants to make sure the residential areas have some protection from the commercial business park development. O'Brien stated their goal the parkway extension and the entrance from Iowa have two main points of ingress/egress and would be very attractive with entrance features with solid landscaping. O'Brien stated the goal is to not only attract employers and tenants but also attract employees. O'Brien stated this development should feel like a master plan thoughtful project and they want it to look good.

Chad Jeffries stated he has no issues with the feeder road and the flexibility. Jeffries stated he likes the idea of sidewalks and exercise stations. Jeffries stated he is sure they will see them numerous more times for each lot.

Daniel Rohaley thanked them for considering Crown Point for this development and stated he is excited about this project. Rohaley stated the only thing he asks is to make this different and do not make it like other industrial parks. Rohaley stated he likes the idea of picnic grounds and the different aesthetics. Rohaley stated they should make it a showcase development they can be proud of it.

Scott Evorik echoed what everyone else said and thinks it is a great plan. Evorik agreed with Sauerman that he does not want a industrial look. Evorik welcomed the petitioner to Crown point.

Ban agreed with Jeffries that they were looking to make sure they understood that they were in support of their general concept which is the spine of their infrastructure. Ban detailed the possible future platting of this development. Ban stated they want to do this correct and follow the ordinances.

Day asked what the average timeline to fill the spec buildings with this economy. Schoenheider stated they usually figure a year to fill a building but right now it is just taking months to fill one. Schoenheider stated the activity and interest is very strong at this time. Schoenheider stated they will not compromise on quality, performance or how it looks. Schoenheider stated currently the supply is not keeping up with the demand.

MISC. AND PUBLIC COMMENT

No Public.

No Misc.

ADJOURNMENT

At 7:39p.m. Marshall motioned to adjourn, seconded by Evorik.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the _____ day of _____, 2022.

John Marshall, President

Anthony Schlueter, Executive Secretary