

PLAN COMMISSION

February 8, 2021

REGULAR 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:

Vice President Daniel Rohaley, Michael Conquest, Laura Sauerma, Chad Jeffries, Scott Evorik, Richard Day

Members Absent: President John Marshall

Staff Present:

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter, Recording Secretary Jenni Pause

APPROVAL OF MINUTES

Vice President Daniel Rohaley asked the Commission to approve the January 11, 2021 meeting notes. Laura Sauerma motioned to approve the January 11th meeting minutes as presented. Scott Evorik seconded the motion. A roll call vote was taken, by a vote of 6 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

OLD BUSINESS

21-01 Susan Kraft, Petitioner/Owner

Request: Primary Subdivision

Purpose: Oliver Wheeler's Cathedral Woods

Location: 11610-11656 Delaware Street

Glenn Kracht, 314 Fairfield Dr., came before the Commission as a representative for the petitioner. Kracht provided an overview of the petition. Kracht provided details regarding the property and the history of the property. Kracht stated the proposed subdivision is 6 lots. Kracht stated there is existing sanitary sewers and water along Delaware. Kracht stated the property along Broadway is designated as an Outlot due to being wetlands/marsh. Kracht stated the petitioner has hired an Engineering firm to handle how the water and sewer will be hooked up as well as determine if there is an additional work needed for stormwater.

Executive Secretary Anthony Schlueter reported on the location, zoning, and history of approvals. Schlueter reported the area defined as Outlot A along Broadway has been deemed unbuildable and will be dedicated to the City as public retention area. Schlueter reported that there is a subdivision retention pond located on lot 7 will be owned and maintained by the owner of lot 7. Schlueter reported all the lots do meet the minimum standards for an R-1 lot. Schlueter reported the primary plat does meet the minimum requirements for the City's Zoning and Subdivision code. Schlueter recommended approval subject to all Engineering findings.

Rohaley informed Kracht that there needs to be additional language added to the plat stating that if the city must come in and take over the retention pond that the owner will not challenge. Schlueter agreed the drainage language needs to be added. Kracht stated they would add it. Rohaley voiced his concern with Outlot A because properties like that seem to always go to tax sale. Rohaley asked Kracht if the drainage is dependent on Outlot A servicing the subdivision. Kracht stated the area known as Outlot A is where all the drainage ends up. Kracht stated all the water from the retention area will then go into Outlot A. Kracht stated he believes Outlot A feeds into Smith ditch. Rohaley asked Kracht if the petitioner would have any problems deeding Outlot A to the City instead of just dedicating it. Kracht stated that would be the easiest way. Schlueter asked Rohaley what he would like the secondary plat to show as far as Outlot A. Rohaley stated they would need a commitment that Outlot A will be deeded to the City of Crown Point and that could be on the secondary plat. Rohaley stated whoever owns Outlot A would also actually have to deed it to the city.

Evorik asked if there will be storm drains in the rear of the lots. Kracht stated Engineering will determine that.

Conquest asked Kracht to speak to declaration of covenants. Kracht stated there will be restrictive covenants and the petitioner is working on them. Conquest voiced his concern with allowing 12 months before a driveway is paved. Schlueter stated that will need to be changed to state the driveway will be required for occupancy. Engineering Superintendent, Doug Brite, came before the Commission and stated that in the winter months when concrete cannot be poured, the Engineering Dept. requires a cash bond for driveways before an Occupancy can be issued. Conquest asked if any of the lots currently hold water. Kracht stated he does not believe so they all drain properly.

Rohaley opened the public portion the meeting. With no public coming forward, Rohaley closed the public portion of the meeting.

Irak recommended making the requirement of deeding Outlot A to the city subject to Engineering approval. Rohaley stated that is a point well taken. Schlueter reported he has discussed the Outlot with Engineering and they are agreeable to the Outlot being deeded to the city.

Rohaley motioned to approve Petition # 21-01 subject to Staff comments, Engineering findings, the standard language being added regarding the detention pond and Outlot A being deeded to the City of Crown Point with a reference on the plat stating that. Rich Day seconded the motion. With no further

discussion. Rohaley called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #21-01 was approved.

NEW BUSINESS

21-03 C.P. Prairie, LLC, Petitioner/Floyd & Brenda Mowry, Owner

Request: Primary Subdivision

Purpose: The Orchard Subdivision (53 Lots)

Location: SE Corner of 109th & Iowa Street

Rohaley informed the Board that this petition would need to be deferred.

Rohaley entertained a motion. Evorik motioned to defer Petition # 21-03. Sauerman seconded the motion. With no further discussion. Rohaley called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #21-03 was deferred.

21-04 Tonn & Blank Construction, LLC, Petitioner/Franciscan Alliance, Inc., Owner

Request: Site Development

Purpose: Franciscan Health Crown point Phase 2

Location: SE Corner of I-65 & State Road 231

Jeff Ban, of DVG, 1155 Troutwine, came before the Board as a representative for the petitioner. Ban introduced Kent Davidson, Senior Design Architect, Glen Erickson, Steve Cocoran and Rick Senate from Erickson Engineering. Ban provided an overview of the petition.

Kent Davidson came before the Board and provided details on what has been previously approved in Phase 1, what they are submitting for approval for now and some of the things they can look forward to in the future. Davidson noted the proposed site plan. Davidson detailed all the items they are looking for approval for in Phase 2. Davidson stated though they are still in discussions with IDOT regarding the main entrance, he provided a detailed diagram of entrance, in theory, they are discussing with IDOT. Davidson went over what will be part of Phase 3, but explained they are not looking for any approvals on Phase 3 items to show how things fit into future development. Davidson detailed the main access point for the site and stated that the state is in strong approval of using a roundabout there. Davidson stated the proposed roundabout is offset so that work can be performed without closing the highway down to traffic. Davidson stated the hospital has always wanted the entrance to face the highway and has designed the main entrance to the building facing west. Davidson detailed the emergency room entrance, proposed parking, inpatient/outpatient entry, access for the ambulances and future development parcels. Davidson stated the drop off area will be one way under the main canopy.

Rohaley asked Davidson to verify that the roundabout will be two ways and located partially on the hospital property. Davidson confirmed. Jeffries stated the rendering does not show the dimensions of the roundabout and voiced his concern with the amount of tractor trailer traffic that comes through that area. Jeffries asked if the roundabout sized properly for that the trucks do not have to take up both lanes and/or go off on the radius. Davidson asked Glenn Erickson to handle that question. Erickson stated the geometrics have been designed with modern roundabout requirements per INDOT standards and should accommodate the large tractor trailers Jeffries referenced. Erickson stated all the specifics will be worked out with INDOT. Jeffries stated he wants to make sure they do not bottle neck that area by not making the radius large enough.

Conquest stated that INDOT has different requirements for different types of roundabouts. Jeffries stated he understands that he just wanted it brought up because there are no dimensions on the plans and wants to make sure the large amount of tractor trailers on that road are taken into consideration.

Sauerman voiced her concern with the ambulances using the roundabout. Sauerman asked what happens to the ambulance when everyone stops in the roundabout to let them through to the entrance. Cochran stated the roundabout is a two-lane roundabout so there is room for cars to move out of the way.

Day asked about a box on the plans near the Emergency Dept. Davidson stated that is a future north wing for another seven-story expansion to the hospital.

Rohaley stated they know that the property to the north of this complex is set for future development. Rohaley asked the petitioner to verify that the offset roundabout will not put the property owner to the north at a disadvantage. Cocoran confirmed it will not. Rohaley agreed with the other members that the roundabout definitely needs to be oversized for that location and someone needs to impress upon INDOT the need for that to allow for the large trucks.

Davidson and Erickson detailed the utilities and stormwater management for the site which is currently under construction. Conquest stated during heavy rains the site is going to be piping a lot of water to the drains and asked the petitioner if they feel comfortable that the pond is large enough. Erickson stated the water surface is about 7 acres and with the installation of infiltration basins it should not be a problem. Erickson stated the overall system is a very large system. Erickson stated they have gone a little bit over the requirements by the state. Davidson stated they did increase the capacity on the north pond.

Davidson provided an overview of future developments on the site including a new NIPSCO sub-station.

Davidson provided an overview of proposed signage for the site which includes 2 monument signs. Davidson stated they are planning on relocating a billboard sign on the property and detailed the proposed new location. Davidson stated it is not a mature plan yet but is in the works. Davidson detailed some of the proposed directional signage.

Davidson informed the Board that the fountain is still planned for the pond and Franciscan still plans to install it with lighting.

Rohaley asked if the signage is set in stone. Davidson stated it is not even set-in sand. Rohaley stated any site plan approval should be subject to future review of the signage by the Board. Davidson agreed and stated the landscaping would need the same approval.

Jeffries asked about the screening for the NIPSCO sub-station. Jeffries voiced his concern with the 231 looking like a back entrance of the hospital and wants to make sure it is shielded appropriately. Davidson stated his understanding is there going to be an 8' chain link fence with arbor vitae installed around the sub-station. Rohaley stated a nice 15' berm around the station would be nice. Ban stated that is the plan but will not be 15' vertical. Ban stated it was designed so that it has a 30' wide berm around the entire perimeter of the station with proper landscaping.

Sauerman stated there are standards in place for billboard signs and how close they can be. Sauerman asked Schlueter if the moving of the billboard will be a problem. Schlueter stated it could become an issue if they try to move it too close to the other billboard and it may require a variance. Sauerman stated that needs to be mentioned and an alternative plan made. Rohaley stated there are 2 billboard ordinances and the one along I-65 may be 600' so it may be ok.

Davidson detailed the proposed landscaping concept. Davidson stated they are planning on installing a bike path on the site.

Davidson detailed the proposed design and layout of the new hospital including all elevations, materials and on building signage.

Ban stated they are looking for site plan approval for the infrastructure presented so that they can apply for the foundation permit.

Executive Secretary Anthony Schlueter reported on the location, zoning, and history of approvals. Schlueter reported that the project is split into several phases. Schlueter reported on the proposed layout and design of the site including the parking. Schlueter reported recommended approval of Phase 2 of the project subject to all Engineering findings.

Rohaley stated he is not sure what they are approving. Rohaley stated his understanding is they are approving the elevations of the hospital. Rohaley asked Ban to verify what drawings they are requesting approval for. Ban stated they are looking for approval for the detailed Engineering plans prepared by Erickson Engineering as well as the architectural renderings by HOK conditional on further development of the signage plan and any BZA approvals required. Ban stated any approval should be subject to the final landscape plan and INDOT approval of the water main and access roundabout. Rohaley asked which drawings do they specifically want approved. Ban stated all the Erickson Engineering plans. Senate stated he believes there are 46 sheets. Schlueter stated the approval can be subject to Engineering approval. Schlueter stated they are approving Phase 2.

Rohaley entertained a motion and stated any approval would need to be for sheets 1-46 subject to final landscaping approval, INDOT approval of water main and access roundabout, any BZA variance approvals required as well as signage review. Jeffries asked if the plans include dimensions for the roundabout because even if they are approving subject to INDOT approval they really need to make sure it is sized correctly. Rohaley stated that is included by stating subject to INDOT approval. Jeffries asked if INDOT will require a minimum. Ban stated the roundabout will be designed no differently than INDOT is designing the roundabout at the 109th & I-65, it will be the same standards. Jeffries asked even with the offset because it makes the radius different. Jeffries stated he feels they need to make sure the radiuses are right even if they have to go above and beyond INDOT minimum. Ban stated the geometry of the roundabout is pretty strong. Ban stated they will look harder at the roundabout with INDOT and see if they feel it needs to be larger. Rohaley stated they could go one step further and state the roundabout is subject to INDOT approval and approval by the Plan Commission. Jeffries stated he wanted to make sure the roundabout was not included in what they just said they were going to approve. Ban stated the expectations is that the roundabout will be part of the approval but if the Board wants them to come back for final approval of the roundabout, they can do that. Erickson stated the location of the roundabout is set. Jeffries indicated on the renderings that the roundabout is not indicated on the drawing and just wants to make sure it is part of the approval. Jeffries stated the roundabout is proposed for partially on Franciscan's property and partially on 231. Rohaley detailed on the drawings that the red and yellow portions of the plans are what they are voting on and the roundabout location is part of that. Rohaley stated at the end of the day the Plan Commission wants the chance to have final approval on the roundabout to make sure that it is large enough. Rohaley asked Erickson to verify that they are really just looking for an approval for the location and the size will be subject to final review of the Plan Commission. Erickson confirmed. Conquest stated when it comes to the signage, they may have to give them some leeway because it has to do with public safety. Rohaley motioned to approve Petition # 21-04 subject Staff comments, Engineering, final landscaping approval, final signage approval, INDOT approval of water main and roundabout and final approval by the Plan Commission for the dimensions of the roundabout. Jeffries seconded the motion. With no further discussion. Rohaley called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #21-04 was approved.

MISC. AND PUBLIC COMMENT

Public Hearing: Crown Point Zoning & Subdivision Code Update

Schlueter introduced Mauri Rigoni to the Commission to give the update on the Crown Point Zoning & Subdivision Code Update. Rigoni detailed the changes and revisions that her team have done of the zoning and subdivision code to address concerns and questions that the Commission members had. Rigoni stated those revisions and clarifications included changes to the landscaping related to signage, rechecking on PUD requirements to make sure there are no repeat items, and details relating to driveways and sidewalks. Rigoni stated she worked with her Engineers and our Legal Dept to make sure the requirement for depths of sidewalks & driveways were consistent with State statute references. Rigoni stated other items they reviewed the Engineering Dept. to be consistent with what is happening. Rigoni stated they also went over plat approvals and the review process of those. Rigoni stated if there are any other questions or concerns, she can address those as well.

Rohaley stated 150.28 states landscaping of all free-standing signs shall be subject to review and approval by the Tree Board. Rohaley stated he recalls this was supposed to be for billboards and now probably can include power sub-stations. Rohaley recommended that they require a minimum of 5' wide landscaping planting bed. Schlueter stated what was discussed previously was that they were going to give the Tree Board final approval. Rigoni confirmed. Rohaley stated he does not know if they should push that off on the Tree Board. Schlueter stated that is what the tree Board is there. Rohaley stated that there is no requirement though and there should be. Schlueter stated that is what the Tree Board is there for and feels they do a good job. Sauerman stated a minimum or guideline is appreciated by any Board to have a benchmark. Sauerman stated something that is quantified would be better rather than just saying screening. Rigoni stated they can establish a minimum width as well as an additional minimum requirement with the types of landscaping. Rohaley stated this is only a concern for Billboards and/or power sub-stations. Rohaley and Sauerman stated maybe at least a minimum for width and then the Tree Board would determine what would go in there. Rigoni asked Rohaley to verify he is only looking for billboards and power sub-stations. Rohaley confirmed. Conquest stated it will depend on what they are planting on whether they need the depth or not. Rigoni stated they could set a very small minimum to allow petitioners to have design depth. Rigoni stated maybe they just want to set a guideline for the Tree Board. Rigoni asked the Board what exactly they are looking for. Rigoni stated they can go with a minimum of 5' wide for the landscaping at that base of a billboard.

Rohaley stated he gave Schlueter a copy of the Outdoor Advertising Association of America recommended guidelines; it is the industry standards for billboards but does not see it in the update. Rohaley stated it is just 7 pages of brightness and feels it should be included so that the City has some sort of control over the brightness. Rigoni referenced Exhibit A and asked Rohaley if there is more to that. Rohaley stated that is not even the document he supplied. Rohaley voiced his concern with billboard on the highway being too bright. Schlueter asked Rigoni if they mentioned those guidelines. Rigoni stated it should be in Exhibit B, Rohaley stated the document needs to be included. Rigoni stated she will follow up with Schlueter to get the document and include it with Exhibit B.

Jeffries asked what they decided to do about extra classifications for zoning. Jeffries voiced his concern with rezoning and leave things wide open. Rohaley stated when they talked about the Comprehensive Plan expert stated any property that came in should come in as the most restrictive as to squander quality commercial land. Jeffries stated he is speaking about rezones. Jeffries stated with more zoning classifications he feels they would have a better opportunity as a Plan Commission to have a better understanding of what the end use of the property is which more classifications. Rohaley agreed other municipalities have 20 or more. Rohaley stated if there were more zoning classifications, he feels people would not need to jump through so many hoops. Schlueter asked for clarification. Rohaley and Jeffries provided examples of what they are speaking of. Jeffries stated they could do a classification for townhomes or they could do a classification for single family with a minimum lot width. Rohaley stated that could be done with commercial as well instead of all the special uses. Jeffries stated they talked about this before. Schlueter stated he believes the determination was if they started creating more classifications, they would be creating legal non-conforming all over the city. Jeffries asked if legal non-conforming matters if they are already there. Rigoni stated it matters if they want to expand. Rigoni

stated they should always be referring to the Comprehensive Plan on what should be there not your zoning ordinance. Rigoni stated when they looked at zoning to see how to expand it, they did expand the Residential. Rigoni detailed how the process should work. Rigoni stated if they start to see a constant, consistent type of development coming in they can go back a look at adding classifications. Jeffries stated now they have to make a determination with no good gauge on what will be going in. Jeffries stated he just feels that it is hard to make decisions on zone changes when they don't know what the end plan is. Schlueter stated he feels they need to look at this down the road. Jeffries stated they have been talking about doing this for years and feels the is the perfect time to look at this. Rigoni asked what the uncertainty is. Rigoni detailed again what the process should be because they should be looking at the use. Jeffries and Schlueter discussed the options. Rigoni detailed the Residential classifications and how they work. Jeffries stated he feels the zoning classifications need to be looked and stated he has been saying this for years and feels he would not be doing his due diligence if he did not bring it up again while the zoning code is being updated. Rohaley stated they really should be looking at lot size as well. Schlueter asked Jeffries if he felt the new zoning classifications would address density. Jeffries stated t would address the use. Rohaley stated it would also address density. Sauerman asked for clarification of what Jeffries is looking for and asked if he is looking to narrow down the special uses. Jeffries confirmed. Sauerman agreed with Jeffries that the classifications need to be addressed. Schlueter asked Rigoni if the additional classifications would fix the issues or would the special use still be the best control. Sauerman asked Schlueter if he feels that keeping it as special uses would be more restrictive. Schlueter confirmed. Rigoni stated after listening to everyone maybe its not that they need to add more classifications, but they need to look at what would be permitted, or special use and they could work that into the zoning ordinance approval. Rigoni stated she could work with Schlueter and Legal to make it more clearly defined that when they are approving a special use, they are approving it according to xyz. Board, Staff and Rigoni discussed the different options and what would be more beneficial. Irak stated he can work with Rigoni to figure out what would make the most sense.

Conquest addressed 150.51 and stated there is a typo. Conquest asked Irak for clarification of the establishment by State code. Irak stated he will look into it and work with Rigoni.

Jeffries stated he has had issues with the "paperless" route. Rohaley agreed he has had them as well. Evorik stated he has had issues in the past. Schlueter stated he thinks it would help to go through Office Teams to get the information. Jeffries recommended going back to hard copies until all the issues are worked out. Schlueter asked them to look at their personal computer and see if they can get the info up. Board discussed the problems they have had with the iPads.

No Public Comment

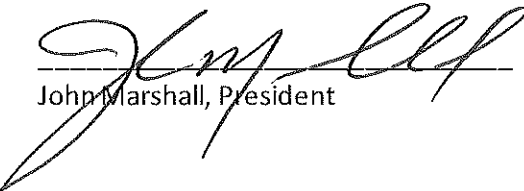
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ADJOURNMENT

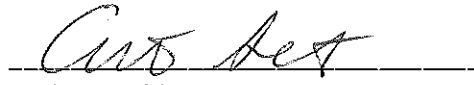
At 9:58p.m. Sauerman motioned to adjourn, seconded by Conquest.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 8th day of March, 2021.



John Marshall, President



Anthony Schlueter, Executive Secretary