

PLAN COMMISSION

June 13, 2022

REGULAR MEETING

ROLL CALL

The meeting was called to order at 7:01p.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, Executive Secretary Anthony Schlueter, Mayor Peter Land, Recording Secretary Jenni Pause, Communications/Media Manager Mary Freda

APPROVAL OF MINUTES

President John Marshall asked the Commission to approve the May 9, 2022, meeting notes. Laura Sauerman motioned to approve the May 9th meeting minutes as presented. Daniel Rohaley seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

Marshall informed the Board there was an item to be added to the agenda. Marshall called for a motion to add Petition # 22-16 to the agenda. Evorik motioned to add Petition # 22-16 to the agenda. Sauerman seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion passed and Petition # 22-16 was added to the agenda.

OLD BUSINESS

22-06 CP Prairie, LLC, Petitioner/Owner

Request: Primary Subdivision (75 Lots)

Purpose: The Orchard Subdivision

Location: Southeast corner of 109th Avenue and Iowa Street

John Marshall informed the Board that Staff has requested the petition be deferred to the next meeting.

Marshall entertained a motion for Petition #22-06. Rohaley motioned to defer Petition # 22-06. Chad Jeffries seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-04 was deferred.

22-15 DVG Team, Inc, Petitioner/Collard Family Dental, Owner

Request: Site Development Revision

Purpose: Parking Lot Expansion

Location: 1217 North Main Street

Robin Pappenheim, of DVG, 1155 Troutwine, Crown Point, came before the Board as a representative of the petitioner and provided an overview of the petition. Pappenheim provided the board with renderings of the current and proposed parking areas. Pappenheim stated there is currently a detention area in the proposed location but they received a variance to build that in the setback. Pappenheim stated the employees will park on the spaces that are permeable pavers. Pappenheim stated the detention area will be revised, and the plans have been approved.

Executive Secretary Anthony Schlueter reported on the location and history of approvals. Schlueter reported on the proposed parking plan and detention area. Schlueter reported the site does meet with the minimum standards for the city's zoning and subdivision code and recommended approval of the petition.

Rohaley asked Pappenheim if the line of sight is impacted at all. Pappenheim stated it will be the same as it is now and there are currently no issues.

Marshall asked Pappenheim if this was the same plan that was brought to the BZA besides one parking spaces. Pappenheim confirmed.

Jeffries stated he feels this is a good solution to a good problem to have.

Conquest agreed it is a great solution and appreciates the permeable pavers. Conquest stated realistically the petitioner is a good neighbor.

Sauerman asked if there have been any flooding issues since the site was constructed. Pappenheim stated there has been none not even standing water on the parking lot. Sauerman asked Schlueter if there have been any complaints from neighbors. Schlueter stated there have been none.

Marshall entertained a motion for Petition #22-15. Evorik motioned to approve Petition # 22-15 subject to Staff comments. Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-15 was approved.

22-16 Abonmarche Engineering, Petitioner/Tech Credit Union, Owner

Request: Site Development

Purpose: Building Remodel

Location: 10951 Broadway

Scott Winger, 231 Addington St., Valparaiso, IN, came before the Board and provided an overview of the petition. Winger provided renderings to show what the proposed remodel will look like. Winger detailed the materials and colors they plan to use.

Jeffries asked for clarification of what they plan to stain. Winger stated they plan to stain the brick.

Sauerman asked where the limestone cap will be. Winger detailed on the rendering where the limestone cap is located. Sauerman asked if the limestone goes across the top and down the sides. Winger stated it does. Sauerman asked if the stain will be a better contrast. Winger stated it will. Winger stated they will replace all the metal with new metal that will be a little darker. Winger stated they plan to replace all the windows and doors and they will; all be the dark bronze. Sauerman asked about the column pieces under the metal. Winger stated those are existing limestone half corner features.

Conquest stated he appreciates the limestone veneer. Sauerman stated she wonders if there shouldn't be a little stone around the columns. Winger stated if those weren't attached to the building he would change them.

Jeffries agreed with Sauerman that this is an existing building that has been a staple on Broadway for a long time and they need to work with what they have. Sauerman stated she appreciates that they are trying to work with them considering they were on Broadway way before the guidelines were in place.

Marshall stated he feels they have done a great job on making the building look better.

Sauerman asked if there will be Tree Board approval for this. Schlueter reported he believes it has already received Tree Board approval.

Marshall entertained a motion for Petition #22-16. Jeffries motioned to approve Petition # 22-16 subject to Staff and Engineering comments. Conquest seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-16 was approved.

NEW BUSINESS

22-18 Betty, LLC, Petitioner/Owner

Request: Primary Plat Extension

Purpose: Betty Court North (12 Lots)

Location: Intersection of Shannon Drive and Betty Court

Tom Fleming, 751 Lake St., came before the Board and provided an overview of the petition. Schlueter reported on the location and history of approvals. Schlueter reported that the plat does meet

the minimum standards of the city's subdivision and zoning code. Schlueter reported on the lots that will require an approval from the Lake County Drainage Board. Schlueter recommended approval.

Marshall entertained a motion for Petition #22-18. Sauerman motioned to approve Petition # 22-18 subject to Staff comments and Lake County Drainage Approval. Jeffries seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-18 was approved.

22-19 Crown Point Community School Corporation, Petitioner/Owner

Request: Site Development

Purpose: Administration Offices

Location: 1050 North Main Street

Matthew Mihalik, Nies Engineering, 2421 W 173rd Ave., Hammond, IN, came before the Board and provided an overview of the petition. Mihalik provided renderings of the proposed building. Mihalik stated they would demo a portion of the existing Taft Middle School. Mihalik detailed the portions of the building and parking lots that would be demolished. Mihalik detailed the location for the new building and stated they would like to start construction this summer. Mihalik stated the school will stay in service until June 2023 and demolition will not begin until June of next year. Mihalik detailed the proposed drainage and detention. Mihalik reported on the parking, dumpster enclosure and landscaping.

Schlueter reported on the location, proposed plan, parking, ingress/egress, square footage, drainage and detention. Schlueter reported the new administration building will require a BZA variance for the proposed height. Schlueter reported the site plan has been reviewed by all the necessary departments and recommended approval subject to the BZA variance for the height.

Rohaley asked about the signage. Mihalik detailed the proposed signage.

Jeffries asked if the proposed building would match the existing building. Mihalik stated there is no plan to improve the existing building.

Evorik asked when the new Taft will be completed. Mihalik stated the new Taft is slated to be completed July 2023. Evorik asked what they plan to do with the soccer field. Mihalik stated to the best of his Knowledge those fields will remain in place. Evorik voiced his concerns with losing more baseball/soccer fields.

Conquest asked if the pond will be a retention or a detention pond. Mihalik stated it will be a detention pond. Conquest voiced his concern with what would happen with a 100-year rain. Mihalik stated the ponds are intended to fully drain.

Sauerman asked for another example of a building that is 41' in height. Sauerman asked if the building will be taller than the apartments across the street. Rohaley and Evorik stated it will be. Conquest stated

that is kind of antiquated because that rule was before the city had the ladder truck.

Marshall stated he thinks it is still a good idea for petitioners to come before the Board for height.

Marshall entertained a motion for Petition #22-19. Evorik motioned to approve Petition # 22-19 subject to Staff comments and BZA variance approval for the height. Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-19 was approved.

22-20 Crown Point Community School Corporation, Petitioner/Owner

Request: Site Development

Purpose: New Addition & Improvements

Location: 401 West Joliet Street

Don Torrenga, Torrenga Engineering, 907 Ridge Rd., Munster, IN, came before the Board and provided an overview of the petition. Torrenga stated the plan is to get rid of the driveway between the two buildings to allow for them to add on the auditorium and to reconstruct a driveway on the west side. Torrenga detailed the neighboring properties which are all residential. Torrenga stated they have created a new stormwater retention area off Harrington. Torrenga stated it will be a dry detention area.

Schlueter reported on the location, proposed plan, parking, addition, ingress/egress, landscaping and stormwater/drainage. Schlueter reported the site plan has been reviewed by all the necessary departments and recommended approval subject to Tree Board approval and the BZA approval for the setback requirement.

Torrenga stated he will be applying through IDEM for approvals.

Jeffries stated he thinks wrapping the road around and the new detention area is all a great plan.

Marshall entertained a motion for Petition #22-20. Day motioned to approve Petition # 22-19 subject to Staff comments, Tree Board approval and BZA variance approval for setback. Rohaley seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-20 was approved.

MISC. AND PUBLIC COMMENT

No Public

No Misc

ADJOURNMENT

At 8:08p.m. Sauerman 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