

## PLAN COMMISSION

October 11, 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:**

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, Assistant Planner Grace Roman, Recording Secretary Jenni Pause, IT Manager Mary Freda

### APPROVAL OF MINUTES

President John Marshall asked the Commission to approve the September 13, 2021, meeting notes. Richard Day motioned to approve the September 13<sup>th</sup> meeting minutes as presented. Laura Sauerman 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.

### OLD BUSINESS

None

### NEW BUSINESS

*Richard Day recused himself*

#### **21-30 Crossroads YMCA, Petitioner/Franciscan Alliance, Owner**

**Request:** Site Development

**Purpose:** Building Addition

**Location:** 100 W Burrell Drive

Russ Posen, DVG 1155 Troutwine, came before the Board as a representative for the petitioner and provided an overview of the petition. Posen stated they do have Engineering approval for this addition.



Posen provided the Board with renderings of the elevations of the addition. Posen detailed what the addition will be used for.

Executive Secretary Anthony Schlueter reported on the location, history of approvals and proposed addition. Schlueter reported the site plan does meet the minimum requirements of the Crown Point Zoning and Subdivision Code. Schlueter recommended approval of the petition.

Scott Evorik asked about the relocation of the playground. Posen stated the playground will be disassembled and installed at the new YMCA facilities located at the old Pheasant valley golf course. Evorik stated children 5-10 use that playground when their parents are in the gym. Jay Buckmaster, CEO of the YMCA, came before the Board and stated those children will be able to utilize the new fields being installed on the east side. Buckmaster stated there will be a new lower profile playground. Buckmaster stated the current gymnastics center will be converted to an activity area for kids. Buckmaster detailed the new areas that will be added for the children of various age.

Chad Jeffries asked if this addition is a single story. Posen confirmed it is a single story and stated it is taller to accommodate for the gymnastics portion.

Michael Conquest stated he thinks it is fantastic that the YMCA is expanding.

Marshall agreed with Conquest.

Rohaley stated he feels this is a well thought out plan and feels the community is very fortunate to have such an asset in the community.

Marshall entertained a motion for Petition #21-30. Evorik motioned to approve Petition # 21-30. Sauerma seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #21-30 was approved.

***Day returned to the Board***

- 21-31 DVG, Inc., Petitioner/Mississippi Parkway Partners, LLC, Owner**
- Request:** Change of Zone
- Purpose:** E-Commerce Industrial Development
- Location:** 1410 East 137<sup>th</sup> Avenue, 1715 East 133<sup>rd</sup> Avenue, 13214 Iowa Street

Jeff Ban, DVG 1155 Troutwine, came before the Board as a representative for the petitioner and provided an overview of the petition. Ban detailed the location and surrounding properties. Ban detailed on the utilities, watermain, sewers, stormwater and pump station. Ban detailed the drainage for the property. Ban stated due to the proximity to I65, the interchange, proposed future development and the current market they feel this is a perfect location for this type of business park. Ban spoke about the Comp Plan and conceptual future land use. Ban stated because of everything he has read and look at they believe a business park is an appropriate zoning at this location and follows the intent of the zoning



ordinance. Ban read the permitted uses for that zoning. Ban stated the development will bring jobs with higher paying wages. Ban stated the plan is to seek developers' modern office centers and business parks. Ban detailed why he feels this type of development will benefit the city.

Schlueter reported on the location, current zoning, and surrounding properties. Schlueter reported the recent update to the zoning code included the zoning classification to accommodate this type of ecommerce development. Schlueter reported this type of development fits the Comprehensive Plan for this area. Schlueter reported he feels this zone change is consistent with the current uses in the area and fits in directly with the goals and objectives of the Comprehensive Plan. with Schlueter recommended a favorable recommendation to the City Council.

Rohaley stated he feels the Finding of Facts sums it all up. Rohaley stated the Finding of Facts were done exceptionally well. Rohaley stated he was concerned with the truck traffic but that is not what is before them at this time, they will address that during site development. Rohaley stated he feels this is a win/win for the city regarding growth & development.

Evorik stated he worried about traffic as well but agreed with Rohaley that, that will be addressed during site development because they have no idea what is going in there. Evorik stated for zoning purposes he has no issues with the petition.

Sauerman asked Ban if he envisions more building on the order of an Ameriplex or pole barn type of building. Ban stated this will be a first-class Class A Business Park similar to Northwinds and Ameriplex. Ban stated this intended to be a quality business park that they haven't seen in the area.

Conquest stated his business is located within the Portage Ameriplex, which isn't completed yet, but they do not have a ton of semi-trucks as he originally thought.

Ban stated they do not know what businesses will go into this complex because no one will look at it until the site is properly zoned.

Marshall opened the public portion of the meeting.

Donald Koliboski, Vice President of Economic Development for Lake County IN Economic Alliance, 440 W. 84<sup>th</sup> Dr., Merrillville, IN, came before the Board and stated he is in favor of this project. Koliboski detailed some of the projects similar to this that he has worked on in the area. Koliboski stated there is growth running down the I65 corridor with Class A developments. Koliboski reported on the vacancy rate in Lake County. Koliboski detailed the businesses that have been developed just this year in the Ameriplex complex off Broadway.

Jonathan Reimer, 13318 Iowa Street, came before the Board and stated they own the property that is the only exclusion in parcel 1 of the presentation. Reimer asked the time schedule is for the development of the project. Nancy Reimer asked what happens to their property since they are the only



property notched out. Reimer stated their neighbors appear to be included in the development and her assumption would be those properties have already been bought.

Ron Ingebretsen, 2121 E. 137<sup>th</sup> Ave., came before the Board and voiced his concern with existing drainage and flooding issues. Ingebretsen stated he has been fighting with Crown Point over the flooding for any many years. Ingebretsen stated he heard Ban state that the water runs south to north but ¼ of the property in the southeast corner drains directly over the road. Ingebretsen stated he is hoping since the property has now been sold that they will fix the issues with the drainage.

Heather Ennis, President & CEO of the Northwest Indiana Forum, 6100 Southport Rd, Portage, IN, came before the Board and stated she is in favor of this project and detailed the reasons. Ennis stated there are a lot of companies that are looking at Northwest Indiana as a golden opportunity.

Jon Kuhn, 13215 Iowa St., came before the Board and stated the southern portion of the property is located in the Kankakee watershed not in the Great Lakes watershed. Kuhn stated he has no issues with it becoming businesses, he prefers that over the residential. Kuhn stated his concern is that traffic is not funneled on to Iowa St. Kuhn stated maybe they can put a gated emergency access for emergency vehicles instead of an access road on Iowa St.

Ingebretsen stated the point that was made was when the property across from him was annexed they brought in City water which means since that water comes from Lake Michigan it has to go back to Lake Michigan not across the street to the Kankakee and the developer needs to make sure that drainage is done properly.

David Hanft, 1851 E. 137<sup>th</sup> Ave., came before the Boards and stated the water is the main issue because the drainage is a mess right now. Hanft stated he would like to know what type of buildings will be constructed and who is going to be doing the work. Hanft asked if they are going to be using local union contractors or will they be using fly by night companies brought in from all over the country. Hanft stated he heard that there will be high paying jobs. Hanft stated he feels there is a semi and traffic problem with the Ameriplex in Portage. Hanft stated there is already a traffic problem at 231 and Iowa St. and now the hospital is coming as well bringing more traffic. Hanft stated he does not want to see an access on 137<sup>th</sup> Ave. for this development.

With no other public coming forward Marshall closed the public hearing.

Ban stated they are probably looking at a 7–10-year buildout for this development with the first phase being 60-80 acres. Ban stated they will start with a couple spec buildings. A member of the public asked where Phase 1 would be located. Ban detailed the north central portion of the development as Phase 1. Ban addressed the notched-out portions and stated they are not part of the property that was purchased originally, and they will do the best they can to work around those notch outs. Ban addressed the drainage and watershed boundary. Ban pledged to the property owners that are present at the meeting to meet them in person in the field and work with them on the drainage issues. Ban reiterated that he will pledge to fix the drainage problems in that area. Reimer informed Ban that there are clay





drain tiles throughout that property that drain to the Kankakee they will need to work around or they will cause more water issues. Ban stated they will work with the neighbors to make sure their problems are corrected, and their situations are enhanced. Ban stated one thing they can is a field tile survey. Ban stated publicly he is stating he will work with the neighbors; show them the plans and he wants to hear their opinions. Ban stated the traffic will be worked through the planning stages. Ban reported on the Finding of Facts.

Marshall stated he feels Ban will stick by his word; he has done a good job in the past. Marshall stated the city is not allow any Engineering issues.

Conquest addressed the good paying union jobs.

Ban stated they intend to use local union contractors. Ban stated he knows the infrastructure will be developed with local contractors.

Koliboski detailed the different local developments that used local union contractors. Koliboski stated the City of Crown Point has signed PLA's in place with the NWI Building Trades. Koliboski stated he knows there will be union labor used.

Marshall entertained a motion for Petition #21-31. Jeffries motioned to send a favorable recommendation Petition # 21-31 including the Finding of Facts. 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 #21-31 received a favorable recommendation.

Marshall reminded the audience if they have any further questions or concerns to contact Schlueter or Ban.

Schlueter informed the public that the final approval will be voted on at the City Council meeting on November 1<sup>st</sup>. Schlueter detailed the next steps for the development.

### **MISC. AND PUBLIC COMMENT**

Mary Freda informed the Board that there was an individual on zoom that would like to speak in regards to Petition #21-31, the Ecommerce development.

Dennis & Susan Chapman, 1731 E 137th Ave., came before the Board and voiced their concern with this development. Chapman stated all he heard was "in my opinion" and "to the best of our knowledge", there is no fact. Chapman stated this is going to disrupt everything around him. Chapman stated there is already a traffic issue and this development will cause more issues. Chapman voiced their concern that this development will ruin their water and their lives. Chapman stated they will not benefit from this and this seems to be political.

No Misc.

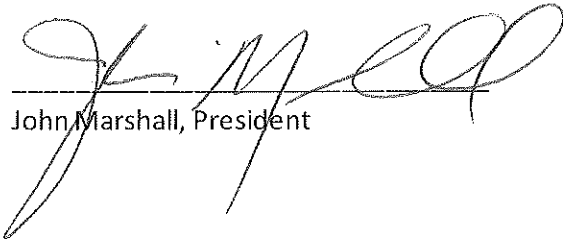
### **ADJOURNMENT**



At 8:20p.m. Sauerman motioned to adjourn, seconded by Jeffries.

**ATTESTMENTS OF MEETING MINUTES**

The above minutes were approved and adopted by majority on the 8<sup>th</sup> day of November, 2021.

  
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John Marshall, President

  
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Anthony Schlueter, Executive Secretary

