

MERRILLVILLE PLAN COMMISSION MEETING
January 18, 2016
7:30 PM

President Pettit called the Meeting of the Merrillville Plan Commission on Monday January 18, 2016 at 7:34 PM to order and then led the group in the Pledge Allegiance.

ROLL CALL:

Members in attendance were Mr. Bigelow here, Ms. Barron here, Mr. Holtz here, Welcome Ms. LaMarca here, Ms. Palmateer here, Myself (Mr. Dering) present and Councilman Pettit here. Staff present is Dorinda Gregor, Attorney Touchette and Bob Csanyi, Robinson Engineering.

Mr. Dering asked Roxanne do you prefer to be Ms. Mrs. or Miss.

Roxanne LaMarca replied Ms.

Mr. Dering replied thank you I know some people like a certain type.

MINUTES: August 18, 2015
November 17, 2015

President Pettit said the next on the agenda are the minutes for August 18, 2015 and November 17, 2015.

Ms. Barron replied so moved.

Mr. Holtz said the only change I thought

President Pettit said hang on a moment said we have a motion from Ms. Barron and a 2nd by Mr. Bigelow to approve the minutes. Any discussion.

Mr. Holt replied that on November 17th page 3 says Mr. Touchette said the court the circuit court as Mr. Anderson said did approve the annexation at the hearings on November 6th should be 15 not 14.

Ms Barron replied it is the wrong year.

Mr. Dering said we have a motion and a second.

President Pettit said does your motion with corrections stand Ms. Barron

Ms. Barron replied yes.

President Pettit said Mr. Bigelow replied yes. Is there any further discussion. All those in favor signify by saying aye with the corrections. Opposed none motion carries.

COMMUNICATIONS: Introduction of new Plan Commission Members

President Pettit said Dorinda

Mrs. Gregor said we have Councilwoman Chrissy Barron and Councilwoman Roxanne LaMarca and everybody else stayed the same.

President Pettit said Ric Holtz and Pam Palmateer were reappointed as we operate a by-partisan two democrat and two republican and three council members.

2016 ELECTION OF OFFICERS:

President Pettit said the first one up is the President.

Ms. LaMarca said she would like to nominate Chrissy Barron

Ms. Palmateer second the motion.

President Pettit said a motion by Ms. LaMarca second by Ms. Palmateer to elect Chrissy Barron to President of the Plan Commission. Is there anyone else?

Ms. LaMarca made a motion to close.

Mr. Holtz second the motion.

President Pettit said all those in favor signify by saying aye. Opposed Motion carries.

President Pettit switch with Ms. Barron.

President Barron said the second is to get Vice President of the Plan Commission.

President Barron said she would like to nominate Roxanne LaMarca.

Ms. Palmateer second the motion.

Mr. Dering said we need to wait for the motion to close.

Ms. Palmateer made a motion to close

President Barron said a second to close.

Mr. Dering second the motion.

President Barron said all those in favor signify by saying aye.

The Commission members replied aye.

President Barron asked opposed. Seeing none motion carries.

President Barron asked for a nomination for secretary.

Mr. Holtz replied I would nominate Brian Dering again he does a good job.

Ms. Palmateer second the mention.

President Barron asked for a motion to close nominations.

Mr. Bigelow replied so move

Mr. Holtz second the motion.

President Barron said nominations closed all those in favor signal by saying aye.

The commission members replied aye.

President Barron said the motion carries. Moving on to old business.

OLD BUSINESS

**P14rS-1015 JUSTIN FURR/CREW CAR WASH, PETITIONER
MEIJER STORIES L.P., OWNER**, Located at the southwest corner of Merrillville Road an 81st Avenue Resubdivision of Lot 1, Meijer Subdivision on 2.59 acres in a C-3 Highway Commercial zoning district. For a proposed full service automatic car wash facility.

Mr. Dering said we have got an issue since the petitioner is not here. I don't know if we have ever set a precedence of voting on something without the petitioner being present.

Mrs. Gregor said we have.

Mr. Dering said I don't remember in the 10 years. Were there any pretentious issue well let's go ahead and read the staff report.

Mrs. Gregor read her staff report.

President Barron asked if any staff members or board members have any comments.

Mr. Dering asked if all the engineering looks good to this point.

Mr. Csanyi said at this point I have not received any drawings. I have seen the site plan and our surveyor has reviewed a few things and made some comments and if you recall at our last workshop I had requested to receive those changes and I have not received those as of yet. One up date that I do have is Meijer was looking at getting their pond worked on which all of this would be flowing too and the contractor who I believe is Grimmer Construction just got approval to proceed on that so no work has started but they got the approval to proceed so that is all the information I have at this point.

Mr. Dering said the only question that remains in my mind on this whole thing is that sign and I realize that it shouldn't be a problem but any motion

President Barron said we can put that in the conditions.

Mr. Dering said make it a condition that if it becomes a problem in the future that we should re visit the sign issue. I think that they seemed to be very willing to go along with all the changes we asked as far as putting in a frontage road or I am sorry a decel land and an access road making it 14 feet wide for the fire department moving whatever I mean they have been more than ready to help us out here so I think that it is a good thing

But we need to make sure that any motion to approve would have a couple of addendum one that all the engineering and the ability to revisit the sign in the future.

Mr. Holtz said what about the exit between the tire and

President Barron said now that is up to INDOT. I talked to INDOT they are looking into making that into a in only and no exit there. They said they would get back to me in 6 weeks but I talked to Jeff yesterday and he said that they were looking to do that probably a little sooner than that because they had another road they were visiting down in Shawn's

ward down by the hotels if they wanted to make it an entrance only and not an exit there was going to be a cut and I told them they need to get a hold of you on that because I really didn't know what they were talking about.

Councilman Pettit said on Mississippi Street.

President Barron said on Mississippi street yes so but I don't think that we are going to have I was really afraid of that when they proposed the car wash but being at the Meijer's gas station and Meijer's store as much as I am I don't see a lot of traffic exiting on Rte. 30 now.

Mr. Dering said I have not used that exit there because it is such a pain to get out.

President Barron said it is hard so you are going to go the least resistance which is out both sides.

Mr. Dering said 2:00 in the morning that is one thing if I have to get out of there I will go back over to Merrillville Road or if Merrillville Road is busy I will even go down to the south Meijer's entrance and exit so there is plenty of ways to get out of there. My only concern from the beginning was just that pitch point. With Wendy's the way it is and they are going to be redoing Wendy's and taking it down to one lane and then especially when they first opened up trying to get traffic in there everybody is going to want to go there right now.

President Barron said I went down to the car wash crew in Indy same set up exact same set up for it is going to be sitting in front of the store and the gas station the car wash the gas station and the store and they have a strip mall next to it. Tons of traffic 10 times worse that is out there right now and they have no stop lights out there and that traffic works like clock works. It is not like they had this 70 car stacked over exaggeration I saw and it was a pretty nice day cars were getting the salt off of their cars it was a pretty nice day. They probably had 12 cars in the chute and very controlled traffic.

Mr. Dering said the research that I did into them and I can't worry about their business. I think that they have a great business. They have been in business forever.

President Barron said one of my biggest concerns was with that in talking with Meijer if something does happen to this car wash. Say in 7 years from now the car wash is no longer something that is going to be open there. Meijer's pretty much guaranteed me that it is not going to

lay dormant and it will not be an empty car wash because it is theirs. It is part of their

Mr. Dering said they will retain ownership of the land.

President Barron said the land is their which made me feel better.

Mr. Dering said so Crew Car Wash is basically just renting or leasing the land from them for however many years.

President Barron said they are on a contract.

Mr. Dering said if you remember the car wash out there in front of the grocery store at Taft St and 93rd it looked like a garbage dump for 2 or 3 years it looked nasty and I hate to see if they say like you say 7, 8 or 9 years down the road now we have an empty car wash that looks like a garbage dump on the corner of Rte 30.

Mr. Touchette said this is a different car wash. I was in Brownsburg and saw a group car wash also over the holidays and it was an all brick building it is high end.

President Barron said it is beautiful.

Mr. Dering said they are going to adhere to our commercial design guidelines so they have to do an upscale building anyway.

President Barron asked if there is any more comments

Mr. Bigelow said the only concern that I have really resolves around drainage and their agreement with Meijer's and all the rest of that. I would really prefer to wait to approve this until we see what the agreement is with Meijer and all the rest as to how they are going to handle storm water.

Mrs. Gregor said I can say that we wouldn't issue a building permit until their drainage plan has been approved by the Town Engineer.

Mr. Dering said that is the addendum that we have been putting on them Bobby. If somebody made a motion you could ask for the addendum to be added pursuant to all engineering and drainage issues being worked out and approved by the Town Engineer. If they don't do that if the town engineer isn't satisfied they won't be able to pull a permit.

Mr. Touchette said the Storm Water needs to totally need to sign off on that to.

Mrs. Gregor said yes.

Mr. Dering said so Storm Water did sign off

Mrs. Gregor said they will.

Mr. Holtz said since we do addendums did the Plasma ever get a cross with the town.

Mr. Touchette replied the cross access.

Ms. Gregor said they did.

President Barron asked if there is anything else with the board members.

Mr. Dering said lets go ahead and call the question.

President Barron said call the question.

Mr. Dering said I think that we have beaten this to death.

President Barron said we can't beat it any longer. I need to open it for the public. Any public that would like to speak for or against please come up and state your name. Seeing no public I will close this portion of the meeting and bring it back to the board I will entertain a motion.

Mrs. Palmateer made a motion to approve the car wash.

Ms. LaMarca second the motion.

President Barron said there was a motion by Pam Palmateer and a second by Ms. LaMarca.

Mr. Holtz said that is with the drainage.

President Baron said we are going to put conditions on it about the signs Engineering and drainage. We will take a roll call vote

Mr. Dering called the roll call. Mr. Bigelow yes, President Barron yes, Mr. Holtz yes, Ms. LaMarca yes, Ms. Palmateer yes and myself yes and Councilman Pettit yes

Motion carries

P15cP-1015 DON VAN VUREN, PETITIONER & OWNER,

Located at approximately 8750 Grand Boulevard for a Conceptual Planned Unit Development having 25 lots on 80 acres in a R-1, Single Family Residential zoning district for a proposed 25 single family residential lot planned unit development to be known as Rivers Bend Ranch.

Mr. Dering said we have communication on that.

President Barron said we do.

Mr. Dering read the communication.

Town of Merrillville dated 1-14-16

Town Of Merrillville Plan Commission
Attention Dorinda

Thank you so much for the time and help with my land development. With the limitations on the soil type and the slope limitation the useable land has diminished. We have not given up yet we are presently hiring a soil expert to see if we can reclaim some of the land that appears to be unusable. Merrillville Conservancy District only serves that area north of 83rd Avenue.

Chuck Stojakovich informed me that to expand the district is difficult and time consuming. At present I feel hemmed in with no place to go I would be pleased if your committee would intercede on my problem. I do not intend to be at the next meeting and I have no solution to the above problems.

Mr. Dering said I want the project I really do I think it is a cool project for that area of town, but if he is having these issues. We could make a motion to defer so that until such time as he comes back.

President Barron replied ok. Anything else from any of the board members.

Mr. Holtz said I didn't know if we voted it down it would be a year before he can come back.

Mr. Dering said if you vote it down it is 2 years. You can vote to defer till I mean we could it opt to infinity if we want to.

Mrs. Gregor said defer until he has a better plan a suitable plan.

President Barron said the chair will entertainment a motion to defer this petitioner.

Mr. Dering said I would like to make that motion.

Mr. Holtz replied he would like to second the motion

President Barron said all those in favor aye. Those who are not in favor
no answer.

Motion carries to defer

President Barron said Chair will take a motion to adjourn.

Mr. Dering made a motion to adjourn, second by Mr. Holtz

Motion carries

Meeting adjourned at 7:55P.M.

Respectfully submitted

Janet Rosko