

MERRILLVILLE PLAN COMMISSION MEETING
November 17, 2015
6:30 PM

Secretary Brian Dering called the Meeting of the Merrillville Plan Commission of November 17, 2015 at 6:32 PM to order and then led the group in the Pledge Allegiance.

ROLL CALL:

Members in attendance were Mr. Holtz here, Mr. Hardaway yes, Mr. Bigelow yes, Mr. Widing is not in attendance, Mrs. Palmateer here, Mr. Dering present, and President Pettit is absent this evening. I am acting Chairman of the Plan Commission meeting. Staff present was Dorinda Gregor, Attorney Touchette and Bob Csanyi, Robinson Engineering.

MINUTES: August 18, 2015

Deferred Omitted from packets

Mr. Hardaway made a motion to defer, second by Mr. Holtz.

Secretary Dering said all in favor. Motion to defer was approved until next available meeting.

COMMUNICATIONS: LETTER OF COMMUNICATIONS SUBMITTED FROM DON VAN VUREN REFERENCING CASE #P15cP-1015 on the agenda under old business. Would you please read that?

Mrs. Gregor read the communication letter as follows:

I have hired McMahon Engineering Douglas Homier as my engineer for my Planned Unit Development subdivision. He will not have (Dorinda said it really should say Conceptual) a plat prepared for the November meeting. Please reschedule when McMahon has prepared the Conceptual plat.
Doug Van Vuren

Secretary Dering said we will take a vote to defer on that when we reach the petition on the agenda. Let's move on to old business.

OLD BUSINESS

P14rS-1015 JUSTIN FURR/CREW CAR WASH, PETITIONER

MEIJER STORES L.P. OWNER , Located at the southwest corner of West 81st Avenue and Merrillville Road for a 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.

Secretary Dering said I understand we have some correspondence on that.

Mrs. Gregor replied yes.

Mr. Bigelow asked if everybody received a copy of the E mail.

Mrs. Gregor said you didn't receive one staff is slipping up.

Secretary Dering said so they are asking for a deferral by E mail. Is there I mean did they give any reason.

Mrs. Gregor replied this was sent today November 17th.

Dorinda per our phone call please defer our Plan Commission and BZA application until the next scheduled meeting of each respectively.

Best regards Justin Furr.

Mr. Hardaway made a motion to defer, second by Mrs. Palmateer.

Secretary Dering said Richard motioned to defer I heard Pam first Pam is our second. Voice vote or roll call. Voice vote all of those in favor of deferring. Against Motion to defer is granted.

Secretary Dering said we have a letter asking for a deferral until engineering is completed on P15cP-1015 Don Van Uren

P15cP-1015 DON VAN VUREN, PETITIONER & OWNER,

Located at approximately 8750 Grand Blvd for a Conceptual Planned Unit Development having 25 lots or in a R-1 Single Family Residential lot planned unit to be known as Rivers Bend Ranch.

Secretary Dering said do I have a motion and a second for a deferral on that.

Mr. Hardaway said so moved, seconded by Mr. Holtz.

Secretary Dering said all those in favor signify by saying aye. Against Deferred granted.

NEWS BUSINESS,

P16fS-1115 JARP INVESTMENTS LLC., PETITIONER & OWNER, Located at 4600 West Lincoln Highway for a Final Subdivision approval in an R-3, Two Family Residential zoning district on 4.73 acres for a proposed 15 duplex lots (30 units) development to be known as Foxmoor Unit 1C

Secretary Dering said Good Evening Mr. Anderson

Richard Anderson 9211 Broadway, Basically this is the eastern most part of the old Broadmoor this has always been platted as this. The plat expired over the years when the sewer battles were going on between IHCD and MCD so we came back a year ago and got it preliminarily approved in the same format and then now it is buildable attest to the Circuit Court has granted the annexation by MCD and IHCD didn't contest at the hearing so they and they gave us a letter anyway so that will now be moved and actually the sewers are all installed to go here. The streets are in with the exception of the final coat which has a separate agreement, the curbs are in and I mean it is basically done. The drainage was done it was all done as part of the original subdivision but it couldn't be approved by you because we didn't have sewers. IHCD's closest sewer would have been up on Whitcomb around the corner having to come down straight down 30 and all the way around the corner for 15 lots which they weren't going to do ether.

Secretary Dering said Dorinda would you like to read the staff report.

Dorinda read her staff report.

Mr. Touchette said the Circuit Court as Mr. Anderson said did approve the annexation at the hearings on November 6, 2014 so that matter is cleared.

Mr. Csanyi said as far as any drainage concerns that was all addressed a year ago so Mr. Anderson stated there is no issues with that. The only thing that I did want to bring up is to verify that the storm sewer were cleaned. If you could do that Mr. Anderson.

Mr. Anderson said if they are not we will make sure they are.

Mr. Csanyi said the final thing to move forward is getting the letter of credit in place.

Mr. Anderson said basically we are doing that in sections because that was

Mr. Touchette asked about section.

Mr. Anderson said it is going to be in a different section but it had its own section. It was already approved.

Mr. Touchette said are you ready to move forward with this section then.

Mr. Anderson replied no first we have to get the plat recorded and then I assume by spring for sure because there are people want different kinds of lots and there are single family if you have been out there is going so this will compliment that. But there is some growth going on out there. They are getting some activity which is good. If you have been out there they have done a good job of cleaning up the whole thing and mowing and making it look like a subdivision so people don't go out there and think that are in something that has trouble.

Secretary Dering asked are there any questions from the Plan Commission. Refresh my memory on this as far as the street once these 15 lots (the 30) that are build out is still not going to be in really accepted into the town inventory until the rest of the subdivision goes in right. This is going to remain private or not.

Mr. Anderson said no basically what is happening is there is bonding which so far has been letters of credit because there is no such thing as a performance bond right now.

Mr. Touchette said I think that your client deposited cash.

Mr. Anderson said that was what I was saying it was cash for now so each section they build in they put up cash for that section. I think that it is 1/9th of the time. So there is money for it.

Mr. Touchette said so as far as the timing of the finishing of the streets I don't think that was ever determined.

Mrs. Gregor said no but that can come anytime that they are ready to do the final coat and the town engineer and public works.

Mr. Anderson said you don't want to keep building after you put the final coat on.

Mrs. Gregor said they have to maintain the cleaning of the streets in the winter.

Mr. Touchette said the reason for having the money up front was in case the economy tanks or something again and we go on some sabbatical that you can at least finish the roads off.

Mr. Anderson said so you don't know.

Secretary Dearing asked if there are any other questions. Is this an advertised public meeting? No this isn't

Mrs. Gregor said not for final.

Secretary Dering said so we don't have to ask for any public comments unless the newspapers wish to make any comments. Not seeing any take it back to the Plan Commission and the last call is there any other business no ok I will entertain a motion.

Mr. Hardaway said so moved, second by Mr. Holtz.

Secretary Dering said Richard moves that we approve P16fS-1115 second by Ric. Did you want to add anything about cleaning of the storm sewers was the only thing brought up by the engineer concerning the cleaning of the sewers?

Mr. Anderson said unless it was already done. I think that it was all done at once.

Secretary Dering said we will go for a voice vote on this.

Mr. Holtz yes, Mr. Hardaway yes, Mr. Bigelow yes, Mrs. Palmateer yes and myself yes. Motion passes.

Mr. Anderson said thank you very much.

Secretary Dering asked if there is anything that needs to be signed tonight. Yes you told me that already. Is there anything else that need to come before the Plan Commission?

Mr. Hardaway made a motion to adjourn, Second by Mr. Holtz.

Secretary Dering said a motion and second all those in favor.
Motion approved.

Meeting adjourn at 6:45

Respectfully Submitted
Janet Rosko

