

**MERRILLVILLE PLAN COMMISSION MEETING
December 16, 2014
6:30 PM**

President Shawn Pettit called the Meeting of the Merrillville Plan Commission of December 16, 2014 at 6:30 PM to order and then led the group in the Pledge Allegiance.

ROLL CALL:

Members in attendance were Mr. Holtz here, Mr. Spann present, Mrs. Palmateer here, Mr. Dering present, President Pettit here and Mr. Widing here. Mrs. Krafft was absent. Staff present was Dorinda Gregor, Attorney Touchette and Sedrick Green, Robinson Engineering.

President Pettit said we have 6 members present. Next item ladies and gentlemen the minutes of October 21, 2014.

Minutes:

October 21, 2014

Mr. Widing made a motion to approve, 2nd by Mr. Don Spann.

President Pettit said we have a motion by Mr. Widing and a 2nd by Mr. Spann to approve the minutes as presented. Is there any further discussion. Seeing none all those in favor signify by saying aye.

Commission members replied aye.

President Pettit said opposed. Motion carries. Are there any communications Dorinda.

Mrs. Gregor replied no.

President Pettit said ok there is no old business. First item under new business.

NEW BUSINESS:

P9pS-1214 JARP INVESTMENTS LLC., PETITIONER AND OWNER. Located approximately at 4600 West Lincoln Highway for a Preliminary subdivision approval for fifteen (15) lots (lots 11-25) in an R-3, Two Family Residential Attached zoning district on 4.73 +/- acres to be known as Foxmoor Unit 1 C for a two family residential development consisting of 30 units.

President Pettit said Good evening Mr. Anderson.

Mr. Anderson replied Good evening. Richard Anderson 9211 Broadway Merrillville, Indiana. The owner and petitioner is JARP Investments LLC. We are talking about a location at the east end of Foxmoor which is the old Broadmoor and it is basically 15 lots or 30 units. It is zoned R-3. Actually these lots were laid out once before under the Foxmoor. What happened is the preliminary subdivision approval expired and so now we are back to preliminary with those. The actual road for these lots is in. One of the questions that we had last time was with regard to the bonding for the subdivision and that was worked out at the Town Board meeting last Tuesday so the bonding is setup so that each section will be taken care of. The actual area involved is it is 5 acres it is part of a 7 almost 8 acre tract that is not part of MCD so we have a letter of Sewer Availability from MCD but it is of source subject to annexation. So that will be one of the conditions before we can actually get the final is that they will have to be it will have to be annexed into MCD or least before we can get building permits. Basically I think that all the improvements are in there aren't any except whatever for like repairs in the roadways which are part of that bonding system that we got approved at the Town Council.

Mr. Widing said motion for approval, open for comments.

Mr. Spann second the motion.

President Pettit said Ron has something going here hang on a second here we have a big problem here take a step back. Let's have Dorinda read the comments guys.

Mr. Dering said you have a motion on the floor you have to go parliamentary procedure.

President Pettit said motion on the floor

Mr. Dering said his motion and his second and open it for discussion.

President Pettit asked who was the second.

Mr. Dering replied Don.

President Pettit said alright now Dorinda can you read the comments from the staff report.

Mrs. Gregor read the staff report.

President Pettit said Sedrick.

Mr. Green said the subdivision was pretty much already approved and they are coming back and the only thing that was holding up was the dispute between MCD and IHCD therefore so there is no additional comment.

President Pettit said any let's do it this way. This is an advertised public hearing for preliminary subdivision approval is there any public comment on this petition any public comment. Any public comment seeing none back to the commission members are there any questions of Mr. Anderson

Mr. Dering said I do have a question for the Councilman. What was the arrangements I know that there was a lot of discussion last time on driving through one section that wasn't bonded. How did that work out?

President Pettit said I think that ended up Mr. Dering in the back end. I think that in your packet you gave us the new drawings is that right Dorinda on Tuesday night that Richard provided a new drawing and we will.

Mrs. Gregor said you should have a new drawing in your packets.

President Pettit said we have to pick that up a little later. My concerns guys and it is kind of began a little more glaring last Wednesday night in my other capacity I was at the Schererville Town Council meeting and they approved on their side the park project and I got to thinking well Richard is in front of us and I told Schererville Rich that Mr. Reagan is coming and there is going to be more development. He is pulling lots down and doing the streets and doing these 15 lots and this has kind of all come back up as being dormant and it got me to thinking about the road access in and also what are we doing what did we previously approve as far as a park. They have a park on the Schererville side. The folks on the Merrillville side probably won't be able to get through it because the streets are going to dead end. What are we doing with the streets? We don't allow dead-end streets in Merrillville they are going to have to be cul de sac so this development of the park property on the Schererville side is kind of thrown this entire development. I know that you are focused on the 15 lots and Jim is focused on building the lots that we talked about as far as the bonding but this commission is got to be fore site full enough to say that we have requirements of our subdivision code which says park property or in lieu in cash right.

Mrs. Gregor replied yes, yes.

President Pettit said so I don't know where the park is being developed Rich. When do we address this with Mr. Reagan and again what do we do with access.

Mr. Anderson said well basically the lots are on the east side so everything is already developed and been approved and actually we can go in and pull building permits without working out the deal on the bonding because

President Pettit said if we accept you gave us the 51 or

Mr. Anderson said no, no I am not saying we are going to do anything about but what I am saying is this isn't a subdivision that you are working on now this is a subdivision that exists all the way to the wetlands area. There is subdivision to the west of that that is not developed that is not even owned by Reagan but again

President Pettit said but here is my point guys I am not going to the Councilman to accept roads into the inventory that violate our subdivision code which says no dead-end streets. So something has to be done in that first Phase Rich with Mr. Reagan he has to either cul da sac it or he has to do something am I wrong Dorinda.

Mrs. Gregor replied no you are right.

Mr. Anderson said I don't think that in the first Phase

Mrs. Gregor said in the first Phase really doesn't include that cul da sac

President Pettit said what number is it that goes to the west.

Mr. Green said there is a misunderstanding the first Phase of Mr. Reagans project is going to be the cul da sac which needs to be spelled out.

President Pettit said Rich it is on the record that when you come in for Phase 2 or 4 we are going to have to address dead-end streets in this neighborhood ok. I said my peace.

Mr. Anderson replied I have said I agree.

Mr. Dering said I have a recommendation for your client I have been going on and on since this was first proposed 6 or 8 years ago about that wetland oak grove area why don't we make that the park. If you want to make a park if you want to have a park on the Merrillville side make it a park. Don't just leave it a fallow wetland. You know it would be a perfect place for a park.

Mrs. Gregor said like walking trails.

Mr. Dering said like walking trails, like a natural area. I have been going on and on from day one about conserving what is left of the oak groves that are left in the Town of Merrillville and that would be a perfect place for your park. It is almost 3 acres and

Mr. Anderson said that is going to be taken over by the homeowners association.

Mr. Dering said it doesn't matter who takes it over you have got a park requirement

Mr. Anderson said I don't think the Town wants to take

President Pettit said once again I go back to I understand the history of this Rich you know I have been on this Plan Commission with Ron since 2003. We have seen all of this stuff but we cannot do things that violate our subdivision ordinance and right know until I have been told otherwise by Dorinda or Sedrick or Bill I think that dead-end streets and not having park dedication or cash in lieu of are two violations of our subdivision ordinance.

Mr. Anderson said I don't think that they are for the past lots that are already recorded. That is completed.

Mr. Touchette said I think that he has a point but there is already a plat recorded at the County that has been approved.

President Pettit said this is my point guys I have got a fellow Council person who is asking me as RDC to develop a park in Sedona because Sedona has been built for how many Phases Dorinda and no park has been developed and she has got all of these residence including my Town engineer I am not going to go through this again guys I going to nip it in the but as President of the Plan Commission and tell you that you have to start thinking about this and I want to see a park out there Rich. I don't care when he does it if he does it like Brian says in 2-3 or 5 years my consultants out here I just spend \$50,000.00 on a park plan and there is no park amenities out

here on the Merrillville side. So noted please tell your client that we need to think about that and the dead-end streets. I will vote for this tonight but we need to have some discussion about this ok that is all I am saying.

Mr. Anderson replied ok

President Pettit asked if there are any other comments from the commission members. Seeing none Mr. Secretary roll call.

Mr. Holtz yes, Mr. Spann yes, Mr. Widing aye, Mrs. Palmateer yes, myself (Mr. Dering) yes and Mr. Pettit yes.

President Pettit said motion carries 6-0.

Mr. Anderson replied Thank you very much

President Pettit said Thank you

P10pS-1214 DVG, INC, PETITIONER

VEQUITY STONEBRIDGE MERRILLVILLE LLC., OWNER, Located at 1550 East Lincoln Highway for a Preliminary subdivision approval for one (1) Lot in a C-3, Highway Commercial zoning district on 6.27 acres to be known as Mississippi Addition for a commercial development.

President Pettit said Good evening gentlemen.

Thank you Mr. Chairman, My name is Jeff Ban with DVG at 11065 Broadway Suite D and to my left is Ryan Marovich project engineer also with DVG. In the audience and also to my left are several members from Stonebridge of Vequity the developer of the site as well as several representatives of Ashley furniture and the development team of Ashley's. So anyway we were here two weeks ago proposing a 1 lot subdivision at the North West corner of Mississippi and 30. We went over a lot of details as far as what we have done with the State and the Town on Mississippi Street improvements. Our plans that were submitted reflect those modification's and traffic enhancement's that are being proposed by INDOT and we have also identified some temporary short term access points and designs at it relates excessing the site until that site is done. We have also representative on the site drainage and how we are handling the drainage for the development as well as utility service. With that being said we have received from your Planning department yesterday afternoon engineering comments. We have reviewed them we don't find any issue with them and has part of our secondary plat approval we will make the modifications in the engineering plans for you and from the stand point of holding the public hearing tonight all of the public notifications have been met so I think that we are ready to hear this for the one lot subdivision.

President Pettit said Thank you Jeff. Dorinda and or Sedrick comments.

Mrs. Gregor read her staff report.

President Pettit said Sedrick any comments.

Mr. Green said yes we are reviewing the drainage and we had a few comments on that. On the plat we would recommend approval subject to all the comments.

President Pettit said and then I would turn to Mr. Touchette in his other capacity utilities sewer availability from MCD are you aware of anything.

Mr. Touchette said we are good. They contacted Chuck the other day and they will hook into the old system

Mr. Ban said we have the sewer availability letter as part of our file and like your comment we are good.

President Pettit said ok at this time I would like to open it up because this is preliminary subdivision approval. Is there any public comment on P10pS-1214. Any public comment, any public comment seeing none back to the commission members any questions for Mr. Ban or for Ryan.

Mr. Holtz asked where will the loading dock be.

Mr. Ban replied as part of this petition we are asking for this land to be subdivided into one lot and we have been working in the part of what Sedrick has looked at and the engineering that we submitted support the subdivision. We have a conceptual site plan that we have been working on. Right now the loading docks appears to be up in the Northwest corner of the site near the access road of Indiana Avenue that is where we currently have it but that will get worked out those details will get worked out as we finalize architectural plans after the subdivision is approved.

Mr. Holtz said so on the conceptual where you have a portion of the building cut out there.

Mr. Ban said that is where it is at.

President Pettit said any other questions for Brian or Jeff.

Mr. Dering said I just 10 minutes before the meeting drove back over there just to see refresh the lay of the land because it has been so long since Wickes has been open. Where when this all ends will be the entrance/exit be in relationship to where it is now.

Mr. Ban replied I can answer that. Well with respect to where it is now I would rather answer that by telling you it will be half way between 79th Avenue and 81st Avenue which is US 30. As I am verbalizing this it also dawn on me that the new location will be about the southerly building line of the existing Wickes store. It is about the midway point between that and 79th Avenue.

President Pettit said that is predicated by INDOT correct Jeff correct.

Mr. Ban replied that INDOT will be making that improvement.

Mr. Dering said that is a good spot. According to the INDOT part of this proposal they are going to take out that medium that is there now and they are going to widen out to two lanes turning east going south bound and then there is going to be a dedicated right turn lane is that correct.

Mr. Ban said from this new entry way all the way south.

President Pettit said they are going to take out the medium that we paid for. It will be a nice improvement but our trees are gone.

Mr. Dering said well Mr. Chairman I would like to move that we approve P10pS-121.

Mr. Widing seconded the motion.

President Pettit said a motion by Mr. Dering and a second by Mr. Widing to approve P10pS-1214. Is there any further discussion. Seeing none Mr. Secretary roll call.

Mrs. Gregor said yes conditioned upon

Mr. Dering said conditioned upon all reports.

President Pettit asked if Mr. Widing's motion still stands

Mr. Widing said yes.

President Pettit said seeing that Mr. Secretary roll call.

Mr. Holtz yes, Mr. Spann yes, Mrs. Palmateer yes, Mr. Widing yes and myself (Mr. Dering) yes and Mr. Pettit yes.

President Pettit said motion carries. Congratulations gentlemen.

P11pS-1214 DVG, INC, PETITIONER

CVP DEVELOPMENT CO., PETITIONER, Located at the northeast corner of 86th Avenue and Merrillville Road for a Preliminary subdivision approval for thirty-two (32) lots in an R-3, Two Family Attached Residential zoning district on 18.80 acres to be known as Hunter's Glen North for a two family attached residential development consisting of sixty-two (62) units and an outlot.

President Pettit said Good evening again Mr. Ban

Mr. Ban replied Thank you again Mr. Chairman. I am here to talk with you tonight with regards to the detailed engineering that has been prepared to support the Tentative Plat approval that you provided or actually took action on back in October and I am here tonight, also with Craig Van Prooyen, developer who will be the responsible party for moving on the plan that you have before you. The detailed engineering shows how we are providing service with water main improvements from Indiana American Water Company. It shows how we are proposing sanitary sewer service from Merrillville Conservancy Service District. Basically we have got two basins that are being serviced. We have a West basin and an East basin with extension of sanitary sewer that provide service into the East and West sides of the site tie into the existing sewer system of the Merrillville Conservancy District. Drainage wise we have a wetland that is central and north on the site that we are staying out of and not impacting at all and we are located our Storm Water Management pond around that just directly South and discharging our storm water into a ditch that runs along our North property line and I believe it is the Commerce Park Commercial Development that is to our North that we share common property and that is that existing ditch line that will be receiving our storm water and where the current drainage goes to as well. When we looked at this from the Storm Water Management perspective we accounted for all the undeveloped land to the South and to the West including the Hindu Cultural Center. We had a communication with Arnie the cultural centers engineer who was inquiring to make sure that we accounted for their storm water discharge and that whatever we are doing doesn't inhibit any future development. We had discussed what and how we have done that and he seems to be fine with that and just in some kind of summary we have accounted in our drainage plan storm water that totals about 160 CFS during a 100 year storm which is quite more than what we are discharging from our pond and I will repeat that it is 160 CFS in storm water discharge during a 100 year storm and our pond is only going to be releasing 1.97 so our flow is about a little less than 2% of the total that we are accounting for. So anyway without going into too much boring detail that engineers typically due we have done our diligences and I think that we have provided a plan that accounts and supports the tentative plat and also identifies 86th Avenue as being developed by the Town as we have had a lot of discussion on and I know that the Town engineer has been reviewing our plans and is a little concerned about how we deal with issues related to grading and drainage on the 86th Avenue improvements and how it coordinates and ties in to ours. We are here to promise that we will work with you the Town, your consultants on the design and to the extent that anything before you that needs to be changed to accommodate the design that as yet to be done on 86th Avenue we will do that and I think that we are at a point this evening that I think that we can receive a primary plat approval conditioned on us making any modifications as required by the Town and its consultant as it relates to design requirements affected by 86th Avenue. So with that being said if there are any questions we would be happy to answer them.

President Pettit said Dorinda staff report please.

Mrs. Gregor read her staff report.

President Pettit said ok Sedrick any comments.

Mrs. Green said yes I have comments we did not complete and distribute all of the comments because more have come in from Northwest Engineering regarding the pass through from their pond to the developments pond where we have comments about that and just setting the overall grading for 86th Avenue which needs to be done before we can really finalize their plans.

President Pettit said with this being a preliminary subdivision this is an advertised public hearing if there any public comment on this petition. Any public comment.

I have a question Dorinda said..

President Pettit said please come up to the microphone and state you name for us sir.

Mr. Shad from the Indian Cultural Center and Dorinda said the temporary street will be north of subdivision.

Mrs. Gregor said the temporary access to the subdivision will be north of their property.

Mr. Shad said ok

Mrs. Gregor said they won't be coming in off of 86th Avenue.

Mr. Shad said I think that I was just the rest of the things they already mentioned.

President Pettit asked if there is any other public comment, any public comment. Seeing none back to the commission members. Commission members do you have any questions.

Mr. Dering said I think that we have addressed everything with this. The question of the 1 lot backing out on to 86th that type of thing has to be addressed. I don't think that we are going to impact any water flowing to the south on to the Indian Cultural Center land so I don't think that is going to be an issue.

Mr. Green said we are looking for an approval whatever decision you make it will be contingent upon our comments.

Mr. Dering said so any motion would be contingent upon engineering completing their findings for the duration.

Mr. Widing said my motion stands

Mrs. Palmateer seconded the motion.

President Pettit said a motion by Mr. Widing and a second by Mrs. Palmateer to approve P11pS-1214 under further discussion again I received a call before I came in here Jeff from the Ward Councilperson. What do we propose to do about the park?

Mr. Ban said and again as part of our tentative plat which has been approved by the commission there was not any discussion at that time about a park. This really is only 18 acres and my understanding is that your park plan does not look to have a park in every subdivided residential development so we have an open space which includes our pond area and also some wetland areas that is green space that can be utilized by the residence passively. There is no plan to provide for an active use park.

Mr. Dering said Jackson Street where it is going to be sitting or what is designated as Jackson Street. Now this does not line up with the entrance or any of the windows in the Temple.

Mr. Ban replied that is correct. That is exactly right.

Mr. Dering said it will be a totally blank canvas as to be any disruption of their services.

Mr. Ban replied correct and Shawn maybe make a comment I think in their meeting of two weeks ago if the park issue is something that we want to really take a look at then as we continue our development and as you know Mr. Van Prooyen owns the property to the south Hunter's Glen South we can take a look at how we might incorporate and active park area there.

Mr. Dering said one more question. Jeff the reason I asked that question it shows Jackson Street and I don't know on page 1 on the initial site plan you've got a little medium that sits in front of

the Hindu Temple they have a little where you can drive up to the front door of the Temple and it looks like Jackson Street is facing right against their front door.

Mr. Ban we have committed to the Hindu Cultural Center and as I made comment several weeks ago in our grading plan and in the grading plan we don't show this but in our agreement we are supposed to create a mound and put some evergreen landscaping in that park way.

Mr. Dering said on their side of the road.

Mr. Ban replied correct on their side of the road.

Mr. Dering said that is acceptable to the Hindu Temple.

Mr. Shad said it is fine

Mr. Sedrick showed the plan and said the screen will be on their property in front of Jackson Street pretty much by the Temple door correct.

Mr. Ban said we were thinking we would put it right on the property line.

Mr. Holtz said will you be maintaining those trees.

Mr. Ban said the maintenance in my understanding would be part of the Hindu Cultural Center.

Mr. Shad said it will be ours.

Mr. Holtz said I am just saying if the trees died in a year or two who is going to pay for replacing them.

Mr. Ban said if the trees die within a year our development team will this petitioner will be replacing those and if they die in five years I cannot say that.

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

President Pettit said yes I know I would ask Mr. Widing and Mrs. Palmateer to amend their motion predicated on Sedrick engineering comments and release. The 86th Avenue coordination and I am struggling guys because I can sort of torch bare so to speak as President because the Ward Councilperson calls me and says she wants to make sure that I that we get some kind of a park commitment. Bill and I were just talking you know legally I go back to it just as I did the first one with Mr. Anderson I am not going to change my tune. We have a subdivision ordinance that requires park dedication or in lieu of. Jeff I will leave it to you. You have been around long enough you know who she is you need to contact Chrissy and find out what she is. I would ask that be a condition also Mr. Widing and Mrs. Palmateer that sound how park issue is addressed for the Councilperson. I am not going to walk out of a public meeting and not address this for her because she is going to ask you and she has been asking for it. She has been asking for Sedona or just doing the park plan. Whether it be in the southern part Jeff or Craig I don't know if cash in lieu of to buy the equipment that goes into a park in Sedona and those people cross over to Merrillville Road. I know what I would do if it were in Ward 6 I have to defer to the Ward Councilperson and let her decide what she wants. They are going to be her residences and although it is a Town decision but we out of courtesy you guys need to contact Chrissy and find out exactly what she wants.

Mr. Ban said we will do that and prior to the secondary plat that issue will be resolved and we will determine whether if it is in another location or whether there is a cash lieu of in following the ordinance.

Mr. Widing said he amends his motion

Mrs. Palmateer said she amends her second.

President Pettit said we have a motion to approve P11pS-1214 with the conditions of engineering release at 86th Avenue as well as the resolving the park issue with the Councilperson. Any other discussion seeing none roll call Mr. Secretary.

Mr. Holtz yes, Mr. Spann yes, Mrs. Palmateer yes, Mr. Widing aye, Myself (Mr. Dering) yes and Chairman Pettit yes.

President Pettit states motion carries.

Mr. Ban said Thank you Mr. Chairman and on behalf of DVG and all the folks that are here that we are representing tonight I know that they want me to Wish a Safe and God Blessed Holiday.

The Commission all replied same to you.

President Pettit said the last item Ladies and Gentlemen

P12R-1214 RESOLUTION #14-61

Recommending the adoption and enactment of a revised park impact fee for the Town of Merrillville.

President Pettit said I believe this is not a public hearing is it Dorinda.

Mrs. Gregor said I don't think so.

President Pettit said this will take place 6 months after the adoption is that correct Taghi.

Mrs. Gregor said I will take that back we did do legal notices. So it is a public meeting. I am sorry

President Pettit asked if there is any public comment.

Mr. Dering said procedure wise do we have to read the resolution into the minutes or can we just make the motion to reference the number and the number 14-61.

Mr. Touchette said we need to show that all the members have been provided with a copy in their packet and I am sure they all reviewed it very closely.

Mr. Widing made a motion for approval

Mrs. Palmateer seconded the motion.

President Pettit said a motion by Mr. Widing and a second by Mrs. Palmateer to approve P12R-1214. For the records the new fees correct me if I am wrong Taghi dwelling units with 3 bedrooms or higher is going to be \$476.09, dwelling units with 2 bedrooms or less is \$325.55.

Taghi said that is correct.

President Pettit asked if there is any further discussion.

Mr. Holtz asked so what about it says multifamily so everything that would be built in Hunters Glen.

President Pettit said you have 64 x \$400.00

Mr. Holtz said the 476.00 not the 325.00

Mrs. Gregor said right

Mr. Dering said this is all predicated on the date that you pull the building permit. It has nothing to do with when we passed this. It would not be retroacted

President Pettit said he will be paying the 325.55. Two bedrooms or less multi-family. The single family basically would be 476.00 so that is an example tonight.

Mr. Holtz said his would be considered multi-family.

President Pettit said that would be considered multi-family right Dorinda

Mrs. Gregor said no it is two family attached so they are going to be charged twice the amount for each side.

Mr. Touchette said Hunters Glen that we just approved they are paired Villa's and they are two bedrooms.

Mrs. Gregor said they are going to be three bedrooms

Mr. Touchette said they will pay 476.00 a piece.

Mrs. Gregor said per unit.

Mr. Holtz said I was just curious

Mr. Touchette said that was a good question

Mrs. Gregor said and this money goes into the reversible park impact fees for the Town for park equipment or whatever.

Mr. Touchette said this would be assessed when the building permit is issued.

Mrs. Gregor said yes. We do collect that. I do need signatures on this resolution.

President Pettit asked if there is any further discussion. Seeing none Mr. Secretary roll call.

Mr. Holtz yes, Mr. Spann yes, Mrs. Palmateer yes, Mr. Widing yes, Myself (Mr. Dering) yes and Chairman Pettit yes.

Motion carries

OTHER BUSINESS

1. Foxmoor Subdivision-A review for proceeding with the development of approved and recorded plats of Foxmoor Subdivision in phases per diagram and diagram and discussion on the letter of credit.

President Pettit said the other business item I don't know that we need to take care of it Dorinda

Mrs. Gregor said you might what to tell them what happened at the Town Council meeting.

President Pettit said we approved that but they came back with a revised plan which is attached to your exhibit which he does unit one and you can see he comes in off of Morton and then goes to the west with the cul da sac which Richard identified and then he will go 2 and 3 after that again in the increments of approximately to about \$50,000.00 to \$55,000.00 each time whatever Sedrick calculates up for the bond they needed will vary.

Mr. Touchette asked Sedrick the letter that went with this did I see that there will be a temporary construction entrance for this or did I not see that.

Mr. Green said no because Morton street is the only street to access all of this and that is also going to be an issue because he didn't buy the portion south of there but he will be using the access so that is going to be a part of putting it back better than it was.

Mrs. Gregor said do you want me to show you the whole lay out of what the subdivision was proposed I did bring it.

Mr. Green said that is important when you go to make this decision on how you will like the development to go because the cul da sac at the end of the wetlands then you could possible barricade off the access to the Merrillville side.

President Pettit said yes I want to see that park property. Real quick do you want to adjourn if you want to look at that plat you.

Mr. Widing made a motion to adjourn

Mrs. Palmateer seconded the motion.

President Pettit said meeting adjourned.

Meeting adjourned at 7:30 P.M.

Respectfully submitted
Janet Rosko