

## **PLAN COMMISSION**

July 10, 2023

### **REGULAR MEETING**

#### **ROLL CALL**

The meeting was called to order at 7:00 p.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, Chad Jeffries, Richard Day, Laura Sauerman

**Members Absent:** Carol Drasga

#### **Staff Present:**

Commission Attorney Joe Irak, Planning & Zoning Administrator Josh Watson, Recording Secretary Jenni Pause, Planning & Zoning Assistant Luke Fricke, Media Manager Mary Freda

#### **APPROVAL OF MINUTES**

President John Marshall stated there is one change to the June 12, 2023, meeting minutes, it was not a special meeting it was a regular meeting. Marshall asked the Commission to approve the June 12, 2023, meeting notes with that correction. Rohaley motioned to approve the June 12, 2023, meeting minutes. Conquest seconded the motion. A roll call vote was taken, by a vote of 6 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

#### **OLD BUSINESS**

##### **23-21 Youche Country Club, Petitioner/Owner**

**Request:** Site Development

**Purpose:** Pole Barn

**Location:** Northeast corner of West 133<sup>rd</sup> & Marshall Street

Doug Rettig, of DVG, 1155 Troutwine, came before the Board and provided an overview of the petition. Rettig stated this is the first step in revitalizing that corner. Rettig stated they will be tearing down the two buildings in the front, but need to build a new building for the equipment first. Rettig stated they have moved the building further from the road.

Watson reported the petitioner, Youche Country Club, is presenting Site Development, seeking approval for a Pole Barn located on the Northeast corner of W 133rd & Marshall St. Watson reported the Pole Barn would be 24 feet tall and 4,608 sq feet. Watson reported the petitioner has obtained approval for a Variance from Development Standards for having a height exceeding 16 feet as well as a Variance for having a front yard setback of 10 feet at the March 27th, 2023, Board of Zoning Appeals Meeting. Along with the variances and Site Development, the petitioner will be cleaning up the site to make it more appealing as you come into the city from the South. Watson reported the site plan meets the minimum requirements of the Crown Point Zoning and Subdivision Codes. Watson reported the site plan was reviewed by the Fire, Utilities and Public Works Departments and recommended approval of the petition.

Rohaley asked if Youche owns the whole corner. Rettig confirmed they do, and they plan to enhance the entire corner with this being the first step.

Jeffries stated he wondered if there was going to be more to this project. Jeffries asked if they plan to pave the parking lots around the property and if there is going to be landscaping.

Mike Pappineau, Golf Course Superintendent at Youche, 2057 Hidden Valley Dr. Crown Point. Pappineau stated this is just the first phase to take care of the buildings on 133<sup>rd</sup>, the other buildings closer to Marshall will be taken care of in Phase 2. Pappineau stated he does believe there is a landscaping plan included in this.

Sauerman asked if the picture of the light is what is going to be on the building. Pappineau stated the light is for a question that was directed at the petitioner concerned it will be too bright for the neighborhood. Pappineau stated they determined it will not be too bright.

Rettig stated there is already landscape berm to the east that was put in when the subdivision was built.

Marshall entertained a motion for Petition #23-21. Rohaley motioned to approve Petition # 23-21. Day 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 #23-21 was approved.

## **NEW BUSINESS**

### **23-22 Kimley Horn, Petitioner/Warhorse Venture Partners, Owner**

**Request:** Preliminary P.U.D. Agreement

**Purpose:** Mixed Use

**Location:** Northeast & Southeast Corners of I-65 & 109<sup>th</sup> Ave

Marshall informed the Board the petitioner has requested this petition be withdrawn.

Marshall entertained a motion for Petition #23-22. Rohaley motioned to withdraw Petition # 23-22. Day 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 #23-22 was withdrawn.

**23-23 Eastside Property Company, LLC, Petitioner/Owner**

**Request:** Primary Subdivision Plat

**Purpose:** Assisted Living Facility

**Location:** 10255 Broadway

Marshall informed the Board that Petition #23-22 will be deferred but the Engineer will speak a little about the petition.

Jack Halls, of DVG, 1155 Troutwine, came before the Board and provided a brief overview of the petition. Halls stated after some discussion with the city, Delaware Pkwy will be extended through that area. Halls stated the main reason the petition needs to be deferred is to allow time for the petitioner and the city to discuss how the extension of Delaware will be handled. Halls stated he has a site plan with him if anyone would like to look at it. Halls stated a big question may be about the ingress/egress on the north side that lies on the Community Hospital parcel. Halls stated there is a document that accompanies that egress with maintenance conditions for it included. Halls stated there will not be direct access to Broadway.

Nick Dwyer, of Dover Development, 300 Hunter Ave, St. Louis, MO, came before the Board and stated he has nothing to add and is looking forward to getting in front of the Board at the next meeting.

Executive Secretary, Josh Watson, reported Dover Development is requesting a primary plat approval for the subdivision known as Cedarhurst Crown Point subdivision. Watson reported all notices have been properly sent out by certified mail, the notice has been published in the newspaper, and no letters of remonstrance or support have been received. Watson recommended approval of the petition.

Watson reported the petitioner is working with city staff, working through the process. Watson reported it was city staff that recommended the deferral.

Marshall stated since the petition is being deferred there will be no questions from the staff and the public hearing is deferred to the next meeting as well.

Marshall called for a motion to defer the petition. Sauerman motioned to defer Petition # 23-22 to the next meeting. Conquest 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 #23-22 was deferred for 30 days.

**23-24 Munster Medical Research Foundation, Petitioner/Owner**

**Request:** Site Development

**Purpose:** Medical Clinic (Cancer Treatment)

**Location:** 10201 Broadway

Dave Otti, Community Foundation NWI, 15014 W 153<sup>rd</sup>, Cedar Lake came before the Board and provided an overview of the petition. Otti detailed the proposed construction materials and location.

Watson reported the petitioner is requesting to develop a medical cancer research facility located at 10201 Broadway, also recorded as Lot 2 of the MMRF Subdivision. Watson reported the facility will have 200 parking spaces servicing a 67,250 square foot, 3 story building. Watson reported the petitioner

received BZA approval for parking requirement reduction & building height variance at the April 24th, 2023, BZA meeting. Watson reported the Planning Department has received no letters of remonstrations or support and the site plan meets the minimum requirements of the Crown Point Zoning and Subdivision Codes. Watson reported the site plan was reviewed by the Engineering, Fire, Utilities and Public Works Departments recommended approval of the petition.

Rohaley stated this is the best to do site development.

Sauerman voiced her concern with the need for a possible traffic light at the intersection on Broadway because Bethel Church is already having issues and feels it will just get worse. Sauerman asked if there is anything the city can do to push for a traffic light on Broadway. Otti agreed the intersection is a problem. Sauerman stated she cringes at the mention of "modern" and asked the petitioner to keep the Broadway Corridor guidelines in mind.

Conquest stated he loves this project, but he thinks they should think about future development and extending Delaware to this site because it would be beneficial to them and the city. Conquest stated he knows that is not all the petitioner's problem. Otti stated they have already dedicated the land to the city to extend Delaware. Otti agreed the extension would benefit everyone.

Rohaley asked Chief of Staff, Anthony Schlueter, what the status is on the Delaware extension. Schlueter stated they are working with INDOT. Schlueter stated they have been working on this for years. (The rest was inaudible). Otti stated the Assisted Living facility will enhance that area as well.

Jeffries agreed with Sauerman. Jeffries stated he is not a fan of metal panels. Jeffries stated it would enhance the building if they had precast limestone instead of metal.

Marshall entertained a motion. Rohaley motioned to approve Petition # 23-24. Conquest 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 #23-24 was approved.

**23-25 I-65 Properties, LLC, Petitioner/Owner**

**Request:** Secondary Subdivision Plat Approval

**Purpose:** Commercial Retail Lot

**Location:** Lot 3 of the Beacon Hill South Subdivision.

Jeff Ban, of DVG 1155 Troutwine Rd., came before the Board and provided an overview of the petition.

Watson reported the petitioner is requesting a secondary subdivision for Beacon Hill South Lot 3. Watson reported the current Lot 3 will be subdivided into two lots, in which the primary lot 3A will be the Chick-Fil-A quick service restaurant. Watson reported the secondary lot 3B will remain vacant land for future development. Watson reported the Planning Department has received no letters of remonstrations or support. Watson recommended approval.

Rohaley asked if the building lines and such are all original to the primary plat. Ban confirmed they are.

Marshall motioned to approve Petition # 23-25. Rohaley 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 #23-25 was approved.

**23-26 LK Architecture, In., Petitioner/Jam Investments of Crown Point, LLC, Owner**

**Request:** Site Development

**Purpose:** Façade Changes

**Location:** 10611 Broadway

Watson stated though no one is there for the meeting he is going to go ahead and read the staff report. Watson reported the petitioner LK Architecture, Inc is requesting Site Development approval for façade changes on the building located at 10611 Broadway. Watson reported the building, which was formerly known as Pita Pit, is going to become a Freddy's Frozen Custard & Steamburgers. Watson reported the proposed changes include adding a 3-foot parapet to the top of the building which would match the peak on the southwest corner of the building. Watson reported this would bring the entire height of the building to 18-feet and 8-inches. Watson reported they are also changing the signage and awnings to match their company brand and The Freddy's signage would be replacing the current on building signage. Watson reported the total square footage of the signage would be 91.5 square feet, which is under ordinance by 8.5-feet. Watson reported the Planning Department has received no letters of remonstrations, or support and the site plan meets the minimum requirements of the Crown Point Zoning and Subdivision Codes. Watson recommended approval of the petition.

Rohaley asked if there would be any other changes. Watson reported there will be no other changes. Watson stated this could have been administratively approved but because it is on Broadway, he wanted it to come before the Board.

Marshall asked Watson to verify they are building a parapet wall and changing signage. Watson confirmed.

Sauerman stated she appreciated this being brought to the Board's attention.

Marshall entertained a motion. Jeffries motioned to approve Petition 23-26. Day 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 #23-26 was approved.

**23-27 Megan Irving, Petitioner/Michael Jones, Owner**

**Request:** Site Development

**Purpose:** Cold Storage Facility

**Location:** 13450 Mississippi Pkwy

Megan Irving, American Structure Point, 9025 River Rd., Suite 200, Indianapolis, IN, came before the Board and provided an overview of the petition. Irving stated the project will be done in 2 phases. Irving detailed the entrances, parking, truck dock and detention ponds. Irving stated none of the wetlands located on the property will be disturbed.

Watson reported the petitioner is petitioning to build a cold storage facility located at 13450 Mississippi Parkway on Lot 1 of the Point 65 Subdivision. Watson reported the first phase of the structure is 342,137 square feet, with a future freezer tower expansion of 135,515 square feet. Watson reported the total building square footage will be 477,652 square feet. Watson reported the phase 1 building height is 52'-3 1/4" tall, the future freezer tower expansion will be a height of 140', which received height variance approval at the December 27<sup>th</sup>, 2022 BZA meeting. Watson reported the site will have 107 standard parking spaces and 5 ADA spaces for a total of 112 parking spaces. Watson reported all stormwater will be retained on site, which is consistent with the Point 65 comprehensive stormwater management plan. Watson reported the Planning Department has received no letters of remonstrations or support and the site plan meets the minimum requirements of the Crown Point Zoning and

Subdivision Codes. Watson reported the site plan was reviewed by the Engineering, Fire, Utilities and Public Works Departments and recommended approval.

Rohaley asked if there is a signage plan. Irving stated not yet. Rohaley asked about outdoor lighting. Irving stated they are still working on that as well. Michale Jones of American Structure Point, 8292 Hwy 92 Woodstock, GA, , stated there is no sign plan as of yet and the lighting will be wall packs on the building for security and cut off fixture in the parking lot so they will not spill over to other properties. Rohaley asked Jones to verify there will not be any lighting spilling over Iowa St. Jones confirmed.

Marshall asked if the two phases will both contain refrigeration. Jones confirmed. Jones stated the low bay part of the building can be built in 6 months and that is ¾ of the whole project. Jones stated the freezer tower is a 30-month process.

Conquest asked if the freezing tower is an actual freezer or will it be used to store things like liquid nitrogen. Jones stated it is a working freezer. Conquest stated it will be storage for frozen food and will include cranes.

Marshall entertained a motion for Petition #23-27. Rohaley motioned to approve Petition # 23-27. Jeffries seconded the motion. Sauerman asked how the lighting and signage will be handled. Watson stated the signage will be done administratively as long as it is within ordinance, but the lighting plan will have to come back before the Board. With no further discussion. Marshall called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #23-27 was approved.

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

No Misc.

Mary Freda read a comment from Facebook from Clayton Koehler asking when the new hotel is going to be started on 109<sup>th</sup> Ave. Jeff Ban stated the construction will begin in August 2023.

Ryan Glowacki of White Rhino came before the Board asking about the façade grant. Watson reported the meeting was at 5:30 and they were approved.

Rohaley asked about the ordinance rewrite for the notification they discussed. Watson reported on he could not find anything that required petitions to be posted at the site. Rohaley asked about fence permits. Watson stated there is some contradictory information and they will be discussing. Schlueter stated fencing will go through the Planning Dept. Board and Staff discussed the fence ordinance.

#### **ADJOURNMENT**

At 7:52p.m. Sauerman motioned to adjourn, seconded by Conquest.

#### **ATTESTMENTS OF MEETING MINUTES**

The above minutes were approved and adopted by majority on the \_\_\_\_ day of \_\_\_\_\_, 2023.

  
\_\_\_\_\_  
John Marshall, President

  
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Josh Watson, Executive Secretary