

A Special Town Council Meeting of the Town of Schererville, IN was called to order by President Robin Arvanitis at 5:02 p.m., in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Board Members present: Caleb S. Johnson, Robin Arvanitis, Thomas Schmitt and Kevin Connelly. Board Member absent: Rob Guetzloff. Staff members present: Attorney David Austgen, Police Chief Pete Sormaz, Director of Public Works Andy Hansen, Director of Operations James Gorman, Town Manager Robert Volkmann, Clerk Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Public Comments Regarding Agenda Items

Crystal Hecht, 7713 Pershing Court, stated that they are here to talk about the rezoning, but she is going to make some comments regarding the future of the land and some things you may want to consider. She spoke about how the continent has been changing, land, grocery shopping and going to the mall. She stated that land you have put out there for parking lots are now not being used and just sitting around. She stated the even in the consideration the Council is looking into, she still says that the Council should consider the future of areas that are being utilized. She stated that Schererville is a prime real estate area that you want to use to your benefit, you want to have this in your own back pocket that you have this area, the State that people actually want to take pride in and to utilize for the benefit to actually get your return in investment yourself.

Michael Duhechet, 7705 Pershing Court stated he wanted to go over in general a few things about the dealership itself. He stated that Mr. Scheid last week said plenty of things that panned out to be not true. He went over some of the things that Mr. Scheid said, that he looked up in the newspapers, on line, etc. Mr. Duhechet stated the biggest concern of most people is the fact, what is going to happen with the conservation easement. Is it going to stand like that? He stated that the Zoning Ordinance states they can use only 80% of land, so they can only use 12 acres anyway. He asked what would happen if they ever decided to close and leave their dealership.

Jason Hecht, 7713 Pershing Court stated that he will say what he has said at the two previous meetings. He stated that the neighborhood right now is a very nice residential neighborhood. He doesn't see the purpose of it being another extension of Route 30. He stated that they have concerns of future potential development going up there, rezoning is an enormous concern of theirs. He stated that as the way it is now he doesn't find reassurance of the future.

THEREUPON, Old Business

- ITEM A. Ord. #1985, An Ordinance Amending Town Zoning Ordinance No. 1797, as Amended, the Same Being an An Ordinance Classifying, Regulating, and Restricting the Location, Height, Area, Bulk and Use of Buildings and Structures and the Use of Land in the Town of Schererville, and for Said Purposes Dividing the Town into Districts, and All Matters Related Thereto **(Deferred from August 10, 2022 Meeting)**

Plan Commission Case No. 22-8-10
Petitioner(s): Zeigler Auto Group
General Location: North Side of U.S. 30, West of Burr Street
Rezone from Highway Commercial (C-3) and Open Land (O.S.) to all Highway Commercial (C-3) Zoning District

Plan Commission Favorable Recommendation to the
Town Council 7-0 (8/1/22)

Mr. Connelly stated that they deferred this at the last meeting because we wanted to listen to the concerns of the residents. He stated that he thinks the Ziegler Group has gone above and beyond on terms of listening and accommodating with this new site plan. He stated that right now he thinks the site plan is acceptable from the way he sees and he appreciates the communications and the improvements.

Mr. Schmitt stated that he read all of the correspondence they received from the Ziegler Auto Group and he reviewed all of the revised landscaping that was submitted since the last meeting. Mr. Schmitt stated that they appreciate the developer listening to the residents and he thinks they made some great changes that will make this development even better. Mr. Schmitt stated that the petitioner has met and exceeded all of the Towns Subdivision Control on drainage requirement. They have added additional trees, the planning of the trees are in the park and mixing in evergreens to provide year round screening. Mr. Schmitt stated that this is a good development and the petitioner has demonstrated their corporate citizenship and concerns for our citizens and their neighbors.

Mr. Schmitt made a motion to approve Ordinance #1985, with the addition of all of the details in the letter that was sent to us by the Ziegler Group, seconded by Mr. Connelly.

Mr. Johnson stated that he talked to our Attorney and one of the things that he wanted to add as a condition to this approval, is to incorporate this site plan and the amendments that were made to as part of the approval so that this site plan that is being approved is only approval that we are granting here today. He stated that if something does change in the future, they would have to come back to us to alter that site plan and nothing else can be approved without granting that.

Mr. Schmitt stated that was in his motion. All in favor (4-0).

THEREUPON, New Business

ITEM A. Res. #2022-14, A Resolution of the Town of Schererville, Lake County, Indiana, Approving the Amended Interlocal Government Agreement with the Town of St. John, Indiana And Lake County, Indiana, for the Rehabilitation and Reconstruction of W. 85th Avenue from Alexander Street To Lake Hills Drive

Mr. Gorman stated that this is an amended Resolution due to the fact that pricing came in a little higher. There was an overall increase to the project by approximately \$200,000.00 in total. Schererville's share was about \$20,000.00, Lake County's was about \$20,000.00 and the balance was St. John's.

Mr. Schmitt made a motion to adopt Resolution #2022-14, seconded by Mr. Connelly. All in favor (4-0).

THEREUPON, Business from the floor NONE

Meeting adjourned.

ROBIN ARVANITIS
TOWN COUNCIL PRESIDENT

MICHAEL A TROXELL, CMO
TOWN CLERK-TREASURER

A TRUE COPY