

Town of New Chicago

Planning Commission Meeting Agenda

Date: 3/13/2024

Start Meeting:

Roll Call:

John Krikava (Building Inspector)- Present

Joe Bachman - Present

Jory Matthews - Present

Sharon Szwedo (Council President)- Present

Dave Anderson (Council Member)- Absent

Robert George (Water/Street Department) - Present

Minutes: December 2023 Meeting Minutes - John made the motion to approve the minutes. Joe seconded the motion. Motion approved.

Ordinance:

Old Business:

New Business:

- Monique Henderson/River Side Southern Cooking - 2900 Dekalb St, Lake Station, IN
 - Business Application
 - Ms. Henderson wants to establish a food trailer on the lot with the possibility of placing a permanent structure in the future.
 - Estimated to currently be 50' of lot space in width with a home to the north of the lots, Oak St. to the south of the lots, and Shirley Hines property to the south.
 - After several minutes of discussion, Ms. Henderson was informed of the following:
 - Right of Entry forms signed by both property owners to the north and south of the lots. The Shirley Hines Right of Entry form needs to be signed on the Shirley Hines

letterhead. The resident to the north can be just on regular paper.

- The lots need to be surveyed and staked so that the commission can see the true property lines as the Lake County GIS site is not always 100% accurate.
- A drawing showing the flow of traffic (customers) in and out of the location via entrance and exit locations.
- Ms. Henderson did state that she will be running a power generator, but it is small and quiet. She was informed at that time that if noise complaints come in from the constant running of the generator, she will need to figure out a different power source for the food truck.
- Ms. Henderson stated that she would contact Council President Sharon Szwedo when the survey of the lots was completed.
- Ms. Henderson was also informed that she would need to contact the health department to get all of her inspections completed and that she would also need to contact Total or another company for trash service.
- No motions were needed at this time for approval. This will be visited again after all of the above items have been completed.

- Enrique Lopez/Gina Hume - 177 Fraser Lane, Hobart, IN
 - Building House @ 300 Arthur, New Chicago, IN
 - Robert George (Water/Street Department) spoke with the homeowners at the meeting stating what would need to be done to make sure other surrounding lots did not flood.
 - There were several minutes of discussion and reviewing of plans that took place between the homeowners, Robert George, Joe Bachman, Jory Matthews, and John Krikava.
 - After carefully reviewing the plans, the following changes needed to be made:
 - The front entrance of the house needed to face Arthur St.
 - Sidewalks would need to be installed.
 - Slight change of elevation of the house and flow of rainwater to ensure no flooding took place on other properties. This included adding a drain tile that would tie into a nearby town drain. It was also stated that only rainwater could be put into that drain.
 - The owner would need to install a septic system.
 - The owner was informed that all inspectors would need to be contacted to ensure all inspections pass as they need to be done.
 - Jory made a motion to approve the house to be built based on the changes that were stated that needed to be made. Joe seconded the motion. The motion passed.

Legal Reports:

Announcements:

Other Business:

Comments from Board Members:

Adjournment: