

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
NOVEMBER 6, 2023**

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:00 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St. Schererville, IN.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Chris Rak, and Mr. Robert Kocon. Staff present: Attorney Alfredo Estrada, Mr. Neil J. Simstad, P.E. from Nies Engineering, Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, and Recording Secretary Megan Schiltz. Mr. Tom Kouros arrived at 6:04 P.M. Absent was Mr. Myles Long. In the audience was Councilman Caleb Johnson.

C. Approve minutes of the Plan Commission Public Meeting of October 2, 2023.

Mr. Immig made a motion to approve which was seconded by Mr. Rak and carried 5-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #23-9-12 Perez Acres

General Location: 8499 Burr St.

Petitioner(s): Al Perez

Request: Secondary Approval of a 2-Lot (R-1) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A

Mr. Doug Rettig, P.E. from DVG Engineering represented the petitioners. Mr. Rettig stated that they are looking for secondary approval of a 2-Lot subdivision on a 20 acre parcel, 1 lot for existing home and a large 19 acre lot for the new home. Mr. Rettig went on to say that they were previously before the B.Z.A for variances on the house itself, and they are now in need of the approval on a 2-lot subdivision. Mr. Anderson read a letter for the record from Nies Engineering stating that based on the application of Subdivision Control Ordinance No. 1095, the submittal for Perez Acres is in compliance for consideration by the Plan Commission for Secondary Approval of a 2-Lot (R-1) Residential Subdivision. Mr. Anderson then asked if the matters that were deferred by the B.Z.A had been addressed. Mr. Rettig replied that they have been addressed and after a few adjustments they have received the requested variances. Mr. Anderson opened the matter to the floor. There being no comments the matter returned to the Board. Mr. Jarvis made a motion to approve P.C. Case #23-9-12 pursuant to all State, Local, and Federal Regulations and any conditions from the Primary. This was seconded by Mr. Kocon and carried 5-0.

**B. P.C. Case #23-10-16 BOULEVARD SQUARE PLANNED UNIT DEVELOPMENT
(Proposed: Stan's Donuts W/Drive-thru)**

General Location: 1020 U.S. Hwy 41 – Boulevard Square P.U.D.

Petitioner(s): Boulevard Square, LLC – Al Krygier

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Doug Rettig represented the petitioners and stated that Mr. Al Krygier is also present if there are any questions. Mr. Rettig informed the Board that they are currently seeking

Primary site approval for Stan's Donuts on an outlot in front of the former Menards which was planned in the original PUD. Mr. Rettig went on to say that they will be taking out a small portion of the parking lot for the building, which is smaller than what was originally proposed. Mr. Rettig added that they have gone through engineering review and discussed options with the sanitary sewer and so forth, and are here now for the Primary site plan approval. Mr. Anderson asked if the sidewalk would be going in from north to south and east to west. Mr. Rettig said that Mr. Krygier is currently getting the bids together for the sidewalk; adding that this year they will be putting them in all along Eagle Ridge Dr. which is to the west of the property with Willowbrook going in next spring. Mr. Anderson stated for the record that Mr. Tom Kouros is in attendance. Mr. Kouros asked if the first 2 rows of the parking lot will be gone. Mr. Rettig replied that was correct. Mr. Anderson asked if there will be any signage. Mr. Krygier stated that there is currently a monument sign on the property that they will have a plaque for, and that they have already submitted for the building signage on the front and side. Mr. Anderson opened the matter to the floor. There being no comments from the floor the matter returned to the Board. Mr. Jarvis asked if the fence located in the outside seating area is in the concrete or if there are bollards that are approximately 4 Ft. apart. Mr. Rettig stated that was correct. Mr. Jarvis made a motion to approve P.C. Case #23-10-16 pursuant to all State, Local, and Federal regulations, that all fees be paid to the Town of Schererville, and that sidewalks be installed in the spring. This was seconded by Mr. Rak and carried 6-0.

**C. P.C. Case #23-10-17 RESUBDIVISION OF LOT 1 OF LOWE'S SUBDIVISION
(Proposed: Crew Car Wash)**

General Location: 637 U.S. 41 – Lowe's Subdivision.

Petitioner(s): Crew Car Wash

Represented by: Attorney James L. Wieser of Wieser & Wyllie, LLP & Engineer Gary Torrenga of Torrenga Engineering.

Request: Secondary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Anderson read a letter for the record from Nies Engineering stating that based on the application of Subdivision Control Ordinance No. 1095, the submittal for Crew Car Wash is in compliance for consideration by the Plan Commission for Secondary Approval of a 2-Lot (C-3) Highway Commercial Subdivision. Attorney Jim Wieser from Wieser & Wyllie, LLP represented the petitioners. Attorney Wieser stated that this is a project that is located right in front of Lowe's that requires a 2-Lot subdivision because it had already been plated as a 1-Lot subdivision. Attorney Wieser stated that they have already received approval from the B.Z.A as well as the Town Council, and are now looking for secondary approval for this project. Mr. Anderson asked if there have been any changes from Primary. Attorney Wieser stated there were none. Mr. Kouros made a motion to approve P.C. Case #23-10-17 pursuant to all State, Local, and Federal regulations and that all fees be paid to the Town of Schererville. This was seconded by Mr. Rak and carried 6-0.

**D. P.C. Case #23-11-18 Landon Acres
(Proposed: Toyota Building Addition)**

General Location: 400 U.S. 41 – Landon Acres, Lot 1

Petitioner(s): Team Toyota

Represented by: CFI Design Management, Inc. – Project Superintendent, Sean Best

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Sean Best represented the petitioners and stated that he was here last month for the Study Session and is here for primary approval. Mr. Anderson stated that he sees the bollards that were requested during the Study Session. Mr. Anderson asked if this would be an addition to the current building that would be used for a car wash. Mr. Best stated that was correct. Mr. Anderson asked if the addition would match the exterior of the current building. Mr. Best stated that is correct. Mr. Jarvis asked if the building would be sprinkled. Mr. Best said that it would be. Mr. Anderson asked if there would be any signage on the building. Mr. Best replied that there will not be any signage, and that the lighting would all be shielded and pointed downward to not disturb the neighbors. Mr. Jarvis asked if the drains for the car

wash would go into a triple catch basin. Mr. Best stated that it was recently added on. Mr. Anderson opened the matter to the floor. There being no comments the matter returned to the Board. Mr. Jarvis made a motion to approve P.C. Case #23-10-18 pursuant to all State, Local, and Federal regulations, that sprinkling be added to this section of the building, and that there be a triple catch basin installed. This was seconded by Mr. Kocon and carried 6-0.

**E. P.C. Case #23-11-19 TOWN SQUARE SHOPPING CENTER
(Proposed: Exterior Modifications for new tenants)**

General Location: 40-124 U.S. 41 – Town Square Shopping Center, Lot 1

Petitioner(s): Larry Hatfield, Architect of North Shore Design

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

Mr. Larry Hatfield from North Shore Design represented the petitioners. Mr. Hatfield reminded the Board that they were previously in front of them for the Study Session last month and the feedback that was received was to do something with the façade on the south east side of the building. Mr. Hatfield stated that they have since modified that by breaking it down to 3 different masonry's and plan to put light fixtures on the wall to help break it up. Mr. Hatfield added that the only other change from the Study Session was they removed the signage for the coffee shop because the tenant did not want any signage at this time, and understands if they change their mind they will have to come back. Mr. Anderson stated that it looked much better. Mr. Anderson opened the matter to the floor. There being no comments the matter returned to the Board. Mr. Jarvis asked if there are any plans to freshen up the blacktop, seal coating or at minimum the yellow curbs be painted. Mr. Hatfield stated there are not any at this time but could convince the client to fix it up. Mr. Jarvis made a motion to approve P.C. Case #23-11-19 pursuant to all State, Local, and Federal regulations, that all fees be paid to the Town of Schererville, and the parking lot get dressed up, striped, and the curbing be yellow again. This was seconded by Mr. Rak and carried 6-0.

F. P.C. Case #23-11-20 CANYON CREEK PLANNED UNIT DEVELOPMENT

General Location: 7095 Burr St.

Petitioner(s): Olthof Homes

Request: 6-Month Extension of the Primary Approval to obtain Secondary Approval for Phase 3

Mr. Jeff Yatsko from Olthof Homes represented the petitioners. Mr. Yatsko stated they are nearing the 1 year mark since the last secondary approval of phase 2 of Canyon Creek, and added they are planning on doing more in 2024. Mr. Yatsko said they are seeking a 6 month primary approval extension so they can do another Phase of Canyon Creek. Mr. Gorman asked Mr. Yatsko to point out which section he is speaking of. Mr. Yatsko stated they have platted everything west of the creek including the 2 cul-de-sacs which are pretty much all done; adding that Phase 2 is the entire north half of the eastern side of the creek. Mr. Yatsko added that the future phase is on the south side of that along with the connection to Burr St. and 2 connections out to Foxwood. Mr. Rak made a motion to approve P.C. Case #23-11-20 which was approved by Mr. Kocon and carried 6-0.

III. COMMISSION BUSINESS

A. FINDINGS OF FACTS:

1. P.C. Case #23-10-17 Resubdivision of Lot 1 of Lowe's Subdivision
(Proposed: Crew Car Wash)
Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 41
Commercial Corridor Overlay District Development Plan

APPROVED W/CONTINGENCIES (4-0) 10/2/23

Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 6-0.

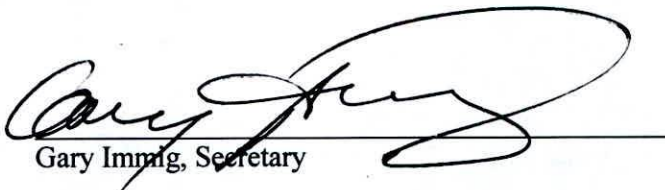
B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:25 P.M.

Respectfully Submitted:


Gary Immig, Secretary