



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**DECEMBER 4, 2023 – 6:00 P.M.**  
**10 EAST JOLIET STREET**  
**SCHERERVILLE, IN 46375**

**I. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Plan Commission Public Meeting of November 6, 2023

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. P.C. Case #23-12-21 SHULTZ'S ADDITION, UNIT 2, LOT 2**  
**(Proposed: Boz Hot Dogs)**

General Location: 1935 U.S. Hwy. 41 – Shultz's Addition, Unit 2, Lot 2

Petitioner(s): Robert Bollacker, Jr. & Carol Bollacker

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

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**III. COMMISSION BUSINESS**

- A. Reschedule Plan Commission Public Meeting and Plan Commission Study Session from January 1, 2024 to January 8, 2024 – 6:00 P.M.
- B. P.C. Case #23-11-18 LANDON ACRES (Proposed: Toyota Building Addition)  
Request to release building permit for construction prior to Secondary Approval scheduled for January 8, 2024)

C. Findings of Facts:

1. P.C. Case 23-9-12 Perez Acres  
Secondary Approval of a 2-Lot (R-1) Residential Subdivision W/Waiver of Storm  
Drainage Control Ordinance No. 1708/1708A  
APPROVED W/CONTINGENCIES (5-0) 11/6/23
2. P.C. Case #23-10-16 Boulevard Square Planned Unit Development  
(Proposed: Stan's Donuts W/Drive-thru)  
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/6/23
3. P.C. Case #23-10-17 Resubdivision of Lot 1 of Lowe's Subdivision  
(Proposed: Crew Car Wash)  
Secondary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 41  
Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/6/23
4. P.C. Case #23-11-18 Landon Acres  
(Proposed: Toyota Building Addition)  
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/6/23
5. P.C. Case #23-11-19 Town Square Shopping Center  
(Proposed: Exterior Modifications for new tenants)  
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/6/23
6. P.C. Case #23-11-20 Canyon Creek Planned Unit Development  
6-Month Extension of the Primary Approval to obtain Secondary Approval for Phase 3  
APPROVED (6-0) 11/6/23

D. Correspondence

**IV. ADJOURNMENT**