

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
JANUARY 8TH, 2024**

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.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

II. COMMISSION BUSINESS

A. Introduction of Members

President Anderson introduced the members including himself: Vice President William Jarvis, Mr. Myles Long, Secretary Gary Immig, Mr. Robert Kocon, Mr. Chris Rak, and Mr. Tom Kouros.

(Roll call was not taken, but in addition to the above members being present, Staff present: Town Manager Jim Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Alfredo Estrada, Engineer Mike Helmuth and Councilwoman Robin Arvanitis. In the audience were Councilmen Tom Schmitt and Caleb Johnson.)

B. Election of Officers

Mr. Jarvis made a motion for all current officers to stay in their same positions: President Tom Anderson, Vice President William Jarvis and Secretary Gary Immig. Mr. Kouros seconded the motion which carried 7-0.

C. Appointment of Attorney

Mr. Jarvis made a motion to retain Attorney Alfredo Estrada of Burke, Costanza & Carberry. This was seconded by Mr. Rak which carried 7-0.

D. Appointment of Town Engineer

Mr. Jarvis made a motion to appoint Mr. Neil Simstad, P.E. of Nies Engineering. This was seconded by Mr. Kouros and carried 7-0.

E. Appointment of Board of Zoning Appeals

Mr. Jarvis made a motion to nominate Mr. Kouros as a liaison for the Board of Zoning Appeals. This was seconded by Mr. Rak and carried 7-0. Mr. Kouros made a motion to nominate Mr. Jarvis as a second liaison for the Board of Zoning Appeals. This was seconded by Mr. Long and carried 7-0.

F. Approval of the Plan Commission Minutes of December 4, 2023

Mr. Rak made a motion to approve which was seconded by Mr. Immig and carried 7-0.

G. Cancel January 15, 2024 Plan Commission Study Session

Due to the Martin Luther King holiday, Mr. Rak made a motion to cancel the Plan Commission Study Session of January 15, 2024, which was seconded by Mr. Long and carried 7-0.

H. Approval of Findings of Fact:

- 1) P.C. Case #22-12-23 Schultz's Addition, Unit 2, Lot 2
Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED W/CONTINGENCIES (7-0) 12/4/23

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

I. Correspondence

There was no correspondence.

III. PUBLIC ACTIONS AND PUBLIC HEARINGS

**A. 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: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

Mr. Doug Rettig from DVG Engineering represented the petitioners. Mr. Rettig reminded the Board that they have been before them before proposing a free standing building on the north east corner of the site. Mr. Rettig stated that this was pre-approved with the P.U.D drawings from several years ago for Boulevard Square. Mr. Anderson asked if there have been any changes since Primary. Mr. Rettig responded that there have not been any changes. Mr. Anderson wanted to verify that the Town had already put a sidewalk in on the north end of the property. Mr. Rettig said they had, and there are already bids out for the west side. Mr. Jarvis made a motion to approve P.C. Case #23-10-16 pursuant to all State, Local, and Federal regulations and that the sidewalk goes in by the spring. This was seconded by Mr. Long and carried 7-0.

B. 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: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

Mr. Sean Best informed the Board there have not been any changes since Primary. Mr. Jarvis asked if they had put the bollards around the building. Mr. Best stated that they have. Mr. Jarvis made a motion to approve P.C. Case #23-11-18 pursuant to all State, Local, and Federal regulations, and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Kocon and carried 7-0.

**C. 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: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

Mr. Larry Hatfield represented the petitioners. Mr. Hatfield stated that in October they had a Study Session on this project, received feedback and made adjustments. Mr. Hatfield went on to say that in November they were back for primary approval and there have been no changes since. Mr. Jarvis asked if the parking lot will be seal coated and striped again. Mr. Hatfield stated they have talked to the property owner and are unsure if they will be doing it as part of their scope or if they will be doing it prior to the tenants moving in; adding that he believes the plan is to resurface the entire lot as well as painting the curbs yellow. Mr. Jarvis made a motion to approve P.C. Case #23-11-19 pursuant to all State, Local, and Federal regulations, that all fees to the Town of Schererville be kept current, and that parking lot be resurfaced or seal coated and striped. This was seconded by Mr. Long and carried 7-0.

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

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

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

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

Mrs. Carol Bollacker stated that there have not been any changes since primary except for the contingencies that were made. Mrs. Bollacker went on to say that they have received a quote on the pole enclosure on the sign in the front on the street. Mr. Immig asked about the parking lot being paved. Mrs. Bollacker stated that they are unable to do so until the spring. Mr. Kouros made a motion to approve P.C. Case #23-12-21 pursuant to all State, Local, and Federal regulations, that all fees to the Town of Schererville be kept current, that the sign pole be enclosed, and that the parking lot be resurfaced. This was seconded by Mr. Kocon and carried 7-0.

**E. P.C. Case #24-1-1 SHOPS ON MAIN NORTH, OUTLOT 1,
PLANNED UNIT DEVELOPMENT
(Proposed: Cooper's Hawk Winery & Restaurant)**

General Location: 635 Main St. – Shops on Main North, Lot 1
Planned Unit Development

Petitioner(s): Regency Centers, Nick Koglin

Represented By: Atwell, LLC – Justin Crable

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

Mr. Nick Koglin and Mr. Justin Crable represented the petitioners. Mr. Koglin stated there have not been any changes materially since the Study Session but there have been some incorporative changes. Mr. Koglin informed the Board that this would be Outlot 1, which is the undeveloped land parcel just north of Dick's Sporting Goods. Mr. Crable added that the front door to Cooper's Hawk would be facing west, with some of the key elements of the outdoor patio on the south east corner of the building, and all deliveries and trash at the back east side. Mr. Crable went on to say that the trash itself will be enclosed with masonry. Mr. Crable stated that on the property there are 116 proposed parking spaces, 5 of which are handicap accessible. Mr. Crable went on to say that there are 22 spaces available for Cooper's use next to Dick's with an additional 30 behind them; adding with the overflow parking lot, it would be another 92 spaces giving a total of 260 parking spaces all together. Mr. Crable stated that at the Study Session one of the questions asked was how to get to those parking spots. Mr. Crable said there are existing, and proposed sidewalks to open up entry from those lots to the front door with a valet option; adding there are both proposed and existing stop bars and stop signs to help with traffic circulation. Mr. Crable stated they will have high quality landscape that will be consistent with the rest of the shopping center. Mr. Crable went on to say that there will be foundation landscape around all sides of the building, and that parking lot islands will be treated with ground cover and canopy trees; adding there are 7 existing trees along the south side of the lot that will be removed and replaced with 7 new trees along the east and north side of the site. Mr. Crable informed the Board that the landscape along the entry boulevard will be preserved and maintained.

Mr. Dan Bernatek with Aria Group Architects stated that the west elevation is the entry with a mixture of brick and wood-look fiber cement around the entry with a plaster finish to balance things out. Mr. Bernatek went on to say that the patio along the south elevation will also be a mixture of brick, plaster, and wood-look fiber cement; adding that within the patio there will be white planters with bollards to protect the patio from vehicles. Mr. Bernatek stated the east elevation is in the back of the building which will be a balance of plaster and brick, with the north elevation having a metal service area gate with a design feature to the plaster to give it some interest. Mr. Bernatek added that the entry design will feature of a contrast element along with the wood look and fiber cement on the top where the sign is, and there will be windows throughout the private dining room. Mr. Bernatek went on to say that the monument sign will be fiber cement like the main entry sign and would be located on the

north west corner of the site which was preapproved with the original PUD. Mr. Bernatek said that the main signage over the entry as well as on the north elevation will be the signature Cooper's Hawk Winery & Restaurant with a feather. Mr. Bernatek continued to say that they plan on having a temporary sign saying "Now Open" for the first month. Mr. Immig asked how many lanes will there be with the traffic coming off Main St. and into the complex towards Dick's. Mr. Crable responded that he will have to look back at the plans but believes there will be enough to accommodate 2 lanes. Mr. Anderson stated that there is also access from the west and the south. Mr. Koglin said that only 32% of the traffic that goes to Shops On Main comes through the Main St. side of the center and alot of which comes straight from the Target center, adding that the predominate egress points will remain to be Indianapolis Blvd. Mr. Anderson opened the matter to the floor. There being no comments from the floor, the matter was brought back to the Board. Mr. Jarvis asked if they intend to carry liquor as well as wine and beer. Cooper's Hawk representative Jen Lingle stated there will be a full service bar containing wine, liquor, and beer; adding that wine will also be retail. Mr. Jarvis asked what type of security will there be. Mrs. Lingle responded that they typically don't need security. Mrs. Lingle went on to say that the staff is well versed in alcohol serving, and that managers are highly aware of everything; adding that is a top priority of Cooper's Hawk. Mr. Kouros stated that during the Study Session, it was stated this will not open until 2025 and asked if this is still correct. Mr. Koglin said they hope to open in late 2024 but more realistically not until early 2025. Mr. Kouros made a motion to approve P.C. Case #24-1-1 pursuant to all State, Local, and Federal regulation and that all fees be paid to the Town of Schererville. This was seconded by Mr. Long and carried 7-0.

IV. ADJOURNMENT

There being no further business, this meeting was adjourned at 6:33 P.M.

Respectfully Submitted:



Gary Immig, Secretary