

**PLAN COMMISSION  
STUDY SESSION NOTES  
MARCH 18, 2024**

**I. Call To Order**

The Plan Commission Study Session 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.

B. Roll Call

Roll Call was taken with the following members present: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Myles Long, and Mr. Robert Kocon. Staff present: Director of Operations Andrew Hansen, Planning and Building Administrator Denise Sulek, and Recording Secretary Megan Schiltz. Absent were: Mr. Chris Rak, Mr. Tom Kouros, and Town Manager James Gorman. In the audience was Councilman Caleb Johnson.

**II. Commission Business**

A. **6404-6406 W. Lincoln Hwy. – (Proposed: Cliff’s Heating/Buck & Briar Subdivision) (F/K/A: Lincolnway Animal Clinic)**

General Location: 6404-6406 W. Lincoln Hwy.

Petitioner(s): Clifford Purnell, Jr.

Represented by: Engineer, Doug Rettig – DVG Engineering

Request: 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Review

Mr. Doug Rettig from DVG Engineering represented the petitioners. Mr. Rettig stated that they were there with the site development plan as well as the primary plat for the property formerly known as the Lincolnway Animal Clinic. Mr. Rettig continued that the intent is to leave the buildings and parking alone other than to “freshen up.” Mr. Rettig said they will be putting up a privacy fence as a buffer between this property and the neighbor to the north, as well as around the dumpster corral which was discussed at the previous study session. Mr. Rettig went on to say the intent is to replace the façade of the building by painting and adding wainscoting to make it look more appealing from U.S. 30. Mr. Rettig added that in order to comply with the ordinance, the short term plan with the sign will be to change out the panels.

Mr. Anderson asked if there will be a gate at the north end of the fence. Mr. Rettig stated that was a drafting error, the fence will not go across the driveway. Mr. Immig asked if there will be any other tenants to this building. Mr. Rettig stated the intent is to have a tenant to rent out half the building, but there isn’t anyone in mind at this time; adding they will be sure to have 2 addresses on the plat to accommodate this. Mr. Jarvis asked what some of the plants are. Mr. Rettig responded with a few examples and said he will have more pictures and details at the Primary, which he hopes to get in at the beginning of April. Mr. Jarvis questioned if there will be light poles and Mr. Rettig stated the intent is to enhance the lighting on the building. Ms. Sulek stated that the parking will need to be addressed with any future tenants at a later date.

**III. Adjournment**

There being no further business, the meeting was adjourned at 6:11 P.M.