

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
MARCH 4, 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. 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, Mr. Myles Long, Mr. Robert Kocon, and Mr. Chris Rak. Staff present: Town Manager James Gorman, Director of Operation Andy Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Attorney Lauren Konagel. Absent were Secretary Gary Immig and Mr. Tom Kouros. In the audience were Councilmen Tom Schmitt and Caleb Johnson.

C. Approve Minutes of the Plan Commission Public Meeting of February 5, 2024

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

II. PUBLIC ACTION AND PUBLIC HEARINGS

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

Mr. Jose Lopez, Senior Project Manager from Regency Centers, represented the petitioners. Mr. Anderson asked if there have been any changes since primary. Mr. Lopez replied that there have not been any changes. Mr. Anderson asked if there were any questions or comments from the Staff or Board. There were none. Mr. Jarvis made a motion to approve pursuant to all State, Local, Federal Regulations, and that all items from the Primary move to Secondary. This was seconded by Mr. Rak and carried 5-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #24-2-2 Nicholas Addition
(Nicholas Scherer Homestead – Schererville Historical Society)
Secondary Approval of a 1-Lot (IN) Institutional Subdivision W/ Waiver of Storm
Drainage Control Regulations, Ordinance No. 1708/1708A
APPROVED W/CONTINGENCIES (7-0) 2/5/24

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

B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:03 P.M.

Respectfully Submitted:


Gary Immig, Secretary