



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA
PLAN COMMISSION PUBLIC MEETING
OCTOBER 2, 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 September 11, 2023

II. PUBLIC ACTION 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: Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

B. 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 & Wylie, LLP & Engineer, Gary Torrenga of Torrenga Engineering

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

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #23-7-6 DC Commercial, Lot 2 (Proposed: 4-Unit Retail Building W/Drive-thru)
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/11/23
2. P.C. Case #23-7-8 Falling Timbers (F/K/A: Sammons Division Street Industrial)
Secondary Approval of a 4-Lot (G.I.) General Industrial Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A, Title X, Section 8: General Detention Basin Design Requirements
APPROVED W/CONTINGENCIES (7-0) 9/11/23
3. P.C. Case #23-8-9 Memory Lane Addition
Secondary Approval of a 1-Lot (IN) Institutional Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/11/23
4. P.C. Case #23-8-10 U-Haul of Pine Island
Secondary Approval of a 2-Lot (B.P.) Business Park Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A
APPROVED W/CONTINGENCIES (7-0) 9/11/23
5. P.C. Case #23-9-11 Fountain Park Subdivision Commercial (Proposed: D-Bat Training Facility/Exterior Renovations) Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/11/23
6. P.C. Case #23-9-12 Perez Acres
Primary Approval of a 2-Lot(R-1) Residential Subdivision W/Waivers of Storm Drainage Control Ordinance No. 1708/1708A
APPROVED W/CONTINGENCIES (7-0) 9/11/23
7. P.C. Case #23-9-13. Luke Gas Station/Wash Up – 2299 U.S. 30
Primary Approval of a U.S 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/11/23
8. P.C. Case #23-9-14 Luke Gas Station (F/K/A: Go Lo/Zel's Roast Beef)
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/11/23
9. P.C. Case 23-9-15 Plan Commission Resolution No. 2023-02
Restatement and Replacement of the Town Zoning Ordinance and Zoning Map
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (7-0) 9/11/23

B. Correspondence

IV. ADJOURNMENT