

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
FEBRUARY 5, 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, Secretary Gary Immig, Mr. Myles Long, Mr. Robert Kocon, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Mr. Mike Helmuth from Nies Engineering. Absent was Attorney Alfredo Estrada. In the audience was Councilman Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of January 8, 2024

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

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #24-2-2 NICHOLAS ADDITION

General Location: 33 Wilhelm St.
Town of Schererville, Lot 2, Block 12 and East 35 Feet of the vacated Margaret St.

Petitioner(s): Town of Schererville – James Gorman, Town Manager

Request: Primary Approval of a 1-Lot (IN) Institutional Subdivision W/Waiver of Storm Drainage Control Regulations, Ordinance No. 1708/1708A

Mr. Anderson asked if proofs of publication were in order. Ms. Sulek stated that the notice requirements have been met. Town Manager James Gorman represented the petitioners. Mr. Gorman informed the Board that they are currently in the plotting process on the property at 33 Wilhelm St., also known as Nicholas Addition. Mr. Gorman went on to say that there is currently a house on that property that has been there forever and is currently owned by the Town, with the intent of making it the Town Of Schererville Historical Society. Mr. Gorman continued to say that the Town requires other applicants to perform the same process; adding that they are following their own procedure on the parcel and its relevance with Town codes for subdivision platting approval. Mr. Gorman stated they are also asking for a waiver of storm water drainage control regulations. Mr. Gorman said the request is consistent with other properties that the Plan Commission accepted with those waivers that include: Calebs Addition, Tyler Addition, & most recently Haylees Addition. Mr. Anderson asked if the waiver of storm drainage is because there will not be anything done to the property. Mr. Gorman stated that was correct and that they are looking to get permits to fix it up and have received some quotes; adding that the biggest issue is to fix the roof, fascia, downspouts, soffits, and stuff like that. Mr. Gorman informed the board that this house was Nicholas Scherer's house, the founder of Schererville. Mr. Rak wanted to clarify that there would be no on-property parking, and nothing added to this property. Mr. Gorman replied that there may be but not a parking lot; adding that there currently is a stone driveway that may be, changed to asphalt for employee parking only. Mr. Gorman went on to say that the roof is the biggest issue and they will be doing that first, then the inside/outside at the same time; continuing to say there will be no time table and will be worked on when there is time. Mr. Anderson asked Mr. Helmuth if there are any concerns. Mr. Helmuth stated there were none.

Mr. Anderson then opened the matter to the floor. Mr. Steven Lach from 1930 Hampton Court asked what is intended to be in there. Mr. Anderson stated that it will be the Schererville Historical Society. Mr. Lach then asked what exactly would be in there. Mr. Gorman stated it will be offices as well as artifacts, pictures, and old plans that have been

collected in the Towns 150 years which is currently being stored in the basement at the Town Hall. Mr. Lach asked if someone would actually be working in there. Mr. Gorman stated that there will be but part time so people might have to schedule with them. Mrs. Catherine Green from 1727 Burgundy St. asked why she received a certified letter. Mr. Anderson replied that any property owner within 300 ft. must be noticed of the work being done. Mr. Jarvis made a motion to approve P.C. Case #24-2-2 pursuant to all State, Local, and Federal regulations. This was seconded by Mr. Rak and carried 7-0.

Later in the evening, Mr. Jarvis made a motion to move secondary to staff level. This was seconded by Mr. Rak and carried 7-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #23-10-16 Boulevard Square Planned Unit Development
(Proposed: Stan's Donuts W/Drive-thru)
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/8/24

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

2. P.C. Case #23-1-18 Landon Acres
(Proposed: Toyota Building Addition)
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/8/24

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

3. P.C. Case #23-11-19 Town Square Shopping Center
(Proposed: Exterior Modifications for new tenants)
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/8/24

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

4. P.C. Case #23-12-21 Schultz's Addition, Unit 2, Lot 2
(Proposed: Boz Hot Dogs)
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/8/24

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

5. P.C. Case #24-1-1 Shops On Main North, Outlot 1 – Planned Unit Development
(Proposed: Cooper's Hawk Winery & Restaurant)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/8/24

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

B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:12 P.M.

Respectfully Submitted:


Gary Immig, Secretary