

**MINUTES OF THE PLAN COMMISSION  
PUBLIC MEETING  
MAY 6, 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. Robert Kocon, 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 Attorney Alfredo Estrada. Absent were Mr. Myles Long and Mr. Chris Rak.

C. Approve Minutes of the Plan Commission Public Meeting of April 1, 2024

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

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. **P.C. Case #23-7-6 DC Commercial, Lot 2  
(Proposed: 4-Unit Retail Building W/Drive-thru)**

General Location: 275 U.S. 30 – DC Commercial, Lot 2

Petitioner(s): Sumac, Inc. – Nick Georgiou

Represented by: Engineer, Russ Pozen – DVG Engineering

Request: Modification to the approved U.S. 30 Commercial Corridor Overlay  
District Development Plan

Kristie from Region Contractors and Russ Pozen from DVG Engineering represented the petitioners. Kristie said that they are there to request a modification from the previous meeting, and had submitted an updated site plan and landscaping plan. Mr. Pozen stated that the anchor unit is the Dunkin Donut's with a drive-thru. Mr. Pozen went on to say that the thought was to get the entrance more towards the west so that the parking lot to the south west wouldn't have an island; adding that in doing so it would flow much better and would give complete access for the people using the commercial development to the east. Mr. Pozen stated that the people using the Dunkin Donut's would be in the drive-thru lane and the by-pass lane so they could get their product and get right back out. Mr. Pozen said that the dumpster had been moved to the north west and would have landscaping around it so it could be more appealing to people coming in off U.S. 30. Mr. Pozen added that they had updated the engineering, grading, and utility; going on to say that everything works and is still similar to the philosophies that were previously approved.

Mr. Jarvis asked if they would be putting arrows near the entrance way to direct people to the right. Mr. Pozen responded that they have a Do Not Enter sign on the island by the parking lot and facing right at the public. Mr. Jarvis made a motion to approve pursuant to all State, Local, Federal Regulations and any stipulations from primary to carry through. This was seconded by Mr. Immig and carried 5-0.

**III. COMMISSION BUSINESS**

**A. Findings of Facts:**

1. P.C. Case #24-4-3 Buck & Briar Subdivision  
Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision W/ Waiver of  
Ordinance No. 1708/1708A Regulations and Primary Approval of the U.S. 30  
Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (7-0) 4/1/24

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

2. P.C. Case #23-11-20 Canyon Creek Planned Unit Development  
6-Month Extension of the Primary Approval to obtain Secondary Approval for Phase 3  
APPROVED W/CONTINGENCIES (7-0) 4/1/24

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

3. P.C. Case #24-4-4 Plan Commission Resolution No. 24-1  
Restatement and Replacement of the Town Zoning Ordinance No. 1797 and Zoning Map  
FAVORABLE RECOMMENDATION (7-0) 4/1/24.

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

**B. Correspondence**

There was none.

**IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:04 P.M.

Respectfully Submitted:

  
Gary Immig, Secretary