

**PLAN COMMISSION  
STUDY SESSION NOTES  
APRIL 15, 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, 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, and Recording Secretary Megan Schiltz. In the audience was Councilman Caleb Johnson.

**II. Commission Business**

A. **DC Commercial, Lot 2 (Proposed: 4-Unit Retail Bldg. W/ Drive-thru)**

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

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

Represented by: Engineer, Doug Rettig – DVG Engineering

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

Mr. Nick Georgiou from Sumac and Mr. Russell Pozen from DVG Engineering represented the petitioners. Mr. Georgiou stated that the original plan had been submitted and approved awhile back and that they are here now with some project revisions. Mr. Georgiou said that the modifications had been sent down to State, been permitted by DHS, and is currently out for General Contractor bids. Mr. Georgiou went on to say that there are 3 partners with Dunkin Donut's that are the primary and initial tenants; adding that the Dunkin Donut's will be located at the endcap on the west side. Mr. Georgiou said the partners have taken a look at the layout and have some revisions and after reviewing with Mr. Pozen, there are 2 site layout changes to present. Mr. Georgiou stated that they would like to slide the entrance over to the west to make a much easier exit out of the drive-thru; making the other tenants out of the loop and not at a dead end like the previous existing plan. Mr. Georgiou stated that the second modification is to move the dumpster enclosure. Mr. Georgiou went on to say that there will be a mass volume of trash, especially from the Dunkin Donuts, and it was recommended to move the enclosure to the north west corner. Mr. Georgiou added that although they face U.S. 30, the dumpster will be landscaped and screened with a complete masonry enclosure. Mr. Pozen added that the flow helps to separate the 2 different styles of tenants; Dunkin Donuts will mainly be a drive-thru function and this would help the customer move more fluently. Mr. Pozen stated that because the only way to get to the parking is to the right, this will help the drivers focus on where to go for the other units. Mr. Pozen went on to say that he is aware this will need some regrading and design updates, but does not look like a major difference to him. Mr. Jarvis asked when this project will start. Mr. Georgiou replied as soon as they can and that they hope to open before the end of the year. Mr. Pozen asked Ms. Sulek how soon she will be needing the updated engineering so they could make it to the next Plan Commission meeting. Ms. Sulek replied as soon as possible so it can get reviewed.

**III. Adjournment**

There being no further business, the meeting was adjourned at 6:06 P. M.