



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**REVISED AGENDA
PLAN COMMISSION PUBLIC MEETING
JANUARY 9, 2023 – 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375**

I. CALL TO ORDER

A. Pledge of Allegiance

II. COMMISSION BUSINESS

A. Introduction of Members

B. Election of Officers

C. Appointment of Attorney

D. Appointment of Town Engineer

E. Appointment to Board of Zoning Appeals

F. Approval of the Plan Commission Minutes of December 5, 2022

G. Cancel January 16, 2023 Plan Commission Study Session

H. Approval of Findings of Fact:

1) P.C. Case #22-12-21 Canyon Creek Planned Unit Development
Secondary Approval of a 68-Lot (Residential PUD) Subdivision containing 5-
Outlots APPROVED W/CONTINGENCIES (7-0) 12/5/22

2) P.C. Case #22-12-22 Tyler's Addition
Primary Approval of a 1-Lot (R-2) Residential Subdivision W/Waiver of Storm
Drainage Control Ordinance No. 1708/1708A Regulations
APPROVED W/CONTINGENCIES (7-0) 12/5/22

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375
PHONE (219) 322-2217 • FAX (219) 865-5504

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- 3) P.C. Case #22-12-23 Haylee Jo Annex Addition
 Primary Approval of a 1-Lot (C-2) Community Commercial Subdivision and Joliet Street Corridor Overlay District Development Plan W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A, Title X, Section 8: General Detention Basin Design Regulations APPROVED W/CONTINGENCIES (6-1) 12/5/22
- 4) P.C. Case #22-12-24 Fountain Park Subdivision, Lot 1
 (Proposed: Drive & Shine Building Addition)
 Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONTINGENCIES (7-0) 12/5/22
- 5) P.C. Case Case #22-12-25 Fountain Park Subdivision, Lot 2
 (Proposed: Twin Peaks Restaurant)
 Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONTINGENCIES (7-0) 12/5/22

I. Correspondence

III. PUBLIC ACTION AND PUBLIC HEARINGS

**A. P.C. Case #22-9-13 AHLBORN’S SCENIC ADDITION, LOT 1
 (Proposed: LANSING HEATING & AIR)**

General Location: 8016 U.S. 41 – Ahlborn’s Scenic Addition, Lot 1

Petitioner(s): Todd Botma

Request: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

**B. P.C. Case #22-11-20 PLAZA HEIGHTS, LOT 2
 (Proposed: Outdoor Seating – Glorious Coffee/Jamba Juice)**

General Location: 1906 U.S. 41, Suite D

Petitioner(s): Feras Musleh

Request: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

IV. ADJOURNMENT

TTY Users may access the Relay Indiana Service by calling 711 or 1(800)743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to dsulek@scherville.org