



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA  
PLAN COMMISSION PUBLIC MEETING  
JULY 3, 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 June 5, 2023

**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): Jim O’Mally – Sumac, Inc.

Request: Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**B. P.C. Case #23-7-7 U-HAUL OF PINE ISLAND  
(Proposed: Conversion of storage warehouse into office/showroom)**

General Location: 5048 W. Lincoln Hwy.

Petitioner(s): Foster 81<sup>st</sup> LLC/U-Haul Co. of Northern Indiana and South Cook County – Rick Rottweiler, Area District Vice President

Represented by: Michael D. Cook, P.E. – Cook Engineering Group

Request: Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**C. P.C. Case #23-7-8 FALLING TIMBERS**

General Location: 204 W. Division St.

Petitioner(s): Sammons Grantor Trust

Represented by: Torrenga Engineering

Request: Primary 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 \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**III. COMMISSION BUSINESS**

**A. Findings of Facts:**

1. P.C. Case #15-12-19 Fountain Park Subdivision, Lot 2 (Monument Sign)  
(Resubdivision of Lot 5 and Part of Lot 8)  
Modification to the approved U.S. 41 Commercial Corridor Overlay District Development  
Plan  
APPROVED W/CONTINGENCIES (7-0) 6/5/23
2. P.C. Case #22-9-13 Ahlborn's Scenic Addition, Lot 1  
(Lansing Heating & Air Conditioning – Monument Sign)  
Modification to the approved U.S. 41 Commercial Corridor Overlay District Development  
Plan  
APPROVED W/CONTINGENCIES (6-0) 6/5/23
3. P.C. Case #23-3-2 Ingram's Addition  
(White Stone Real Estate/Northwest Indiana Concrete Cutting)  
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 6/5/23
4. P.C. Case #23-6-3 TRC Total Roofing & Construction Services, Inc.  
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 6/5/23
5. P.C. Case #23-6-4 Dunkin/Baskin Robbins  
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (7-0) 6/5/23
6. P.C. Case #23-6-5 Plan Commission Resolution No. 2023-01  
A Resolution approving a Revised Park Impact Fee for the Town of Schererville  
FAVORABLE RECOMMENDATION TO TOWN COUNCIL (7-0) 6/5/23

**B. Correspondence**

**IV. ADJOURNMENT**