



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**REVISED AGENDA  
PLAN COMMISSION PUBLIC MEETING  
SEPTEMBER 11, 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 August 7, 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: Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

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

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

General Location: 204 W. Division St.

Petitioner(s): Sammons Grantor Trust

Represented by: Torrenga Engineering

Request: Secondary 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 \_\_\_\_\_

**C. P.C. Case #23-8-9 MEMORY LANE ADDITION**

General Location: 6305 W. Lincoln Hwy.

Petitioner(s): First Baptist Church of Hammond – Eddie Lapina

Represented by: Torrenga Engineering

Request: Secondary Approval of a 1-Lot (IN) Institutional Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A and U.S. 30 Commercial Corridor Overlay District Development Plan

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

**D. P.C. Case #23-8-10 U-HAUL OF PINE ISLAND ADDITION**

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 Rottweiller, Area District Vice President

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

Request: Secondary Approval of a 2-Lot (B.P.) Business Park Subdivision W/Waivers of Storm Drainage Control Ordinance No. 1708/1708A

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

**E. P.C. Case #23-9-11 FOUNTAIN PARK SUBDIVISION COMMERCIAL  
(Proposed: D-Bat Training Facility/Exterior Renovations)**

General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision (Resubdivision of Lot 5 and Part of Lot 8) Lot 1

Petitioner(s): Chester Inc. – Tony Peaquet

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

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

**F. P.C. Case #23-9-12 PEREZ ACRES**

General Location: 8499 Burr St.

Petitioner(s): Al Perez

Request: Primary Approval of a 2-Lot (R-1) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A

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

**G. P.C. Case #23-9-13 LUKE GAS STATION/WASH UP**

General Location: 2299 U.S. Hwy. 30 – Luke’s 30 Cline Avenue Addition, Lot 1

Petitioner(s): Luke Family of Brands – Dan Tursman, Director of Development

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

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

**H. P.C. Case #239-14 LUKE GAS STATION (F/K/A:GO LO/ZEL’S ROAST BEEF)**

General Location: 7889 W. Lincoln Hwy. – Lincoln Commons, Lot 6  
Planned Unit Development

Petitioner(s): Luke Family of Brands – Dan Tursman, Director of Development

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

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

**I. P.C. #23-9-15 PLAN COMMISSION RESOLUTION NO. 2023-02**

Restatement and Replacement of the Town Zoning Ordinance and Zoning Map

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ NO RECOMMENDATION \_\_\_\_\_

### **III. COMMISSION BUSINESS**

#### **A. Findings of Facts:**

1. P.C. Case #23-6-3 TRC Total Roofing & Construction Services, Inc.  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (5-0) 8/7/23
  
  2. P.C. Case #23-7-7 U-Haul of Pine Island (Conversion of Storage Warehouse into  
Office/Showroom)  
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (5-0) 8/7/23
  
  3. P.C. Case #23-7-6 DC Commercial, Lot 2 (Proposed: 4-Unit Retail Building W/Drive-thru)  
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (5-0) 8/7/23
  
  4. P.C. Case #23-7-8 Falling Timbers  
Primary Approval of a 4-Lot (G.I.) General Industrial Subdivision W/Waiver of Strom  
Drainage Control Ordinance No. 1708/1708A, Title X, Section 8: General Detention Basin  
Design Requirements APPROVED W/CONTINGENCIES (5-0) 8/7/23
  
  5. P.C. Case #23-8-9 Memory Lane Addition  
Primary Approval of a 1-Lot (IN) Institutional Subdivision and U.S. 30 Commercial Corridor  
Overlay District Development Plan APPROVED W/CONTINGENCIES (5-0) 8/7/23
  
  6. P.C. Case #23-8-10 U-Haul of Pine Island  
Primary Approval of a 2-Lot (B.P.) Business Park Subdivision W/Waiver of Strom Drainage  
Control Ordinance No. 1708/1708A APPROVED W/CONTINGENCIES (5-0) 8/7/23
- C. Correspondence

### **IV. ADJOURNMENT**