



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**NOVEMBER 7, 2016 – 6:00 P.M.**  
**10 EAST JOLIET STREET**  
**SCHERERVILLE, IN 46375**

**I. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Minutes of the Plan Commission Public Meeting of October 3, 2016
- D. Approval of Minutes of the Special Plan Commission Public Meeting of October 17, 2016

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case #16-10-16**  
**MAC'S ADDITION (CIRCLE K)**

General Location: 200 & 222 E. U.S. 30 and 2025 Austin Ave.

Petitioner(s): Mac's Convenience Stores, LLC d/b/a Circle K Stores

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan W/Waivers of Storm Drainage Control Ordinance No. 1708 & 1708A, Title X, Section 8, Entitled: General Detention Basin Design Requirements:

Item K: Provide a twenty (20) foot vegetative bio filter around the perimeter of the detention pond, including six (6) inches of tilled soil and native plant material, to avoid shade trees and shrub species in favor of native grasses;

Item L: Provide thirty (30) feet of maintenance easement measured from high water line around perimeter of basin;

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375  
PHONE (219) 322-2217 • FAX (219) 865-5504  
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Item M: Provide thirty (30) feet of access easement from public right-of-way to the detention pond:

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

**B. P.C. Case #16-9-15  
POORE SUBDIVISION**

General Location: 1204 Lincoln Hwy. and 1635 Janice Dr.

Petitioner(s): Garcia Consulting Engineers – Jeffrey Yatsko

Request: Secondary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan

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

**III. COMMISSION BUSINESS**

A. Schedule Special Plan Commission Public Meeting on November 21, 2016

B. Findings of Facts:

1. P.C. Case #14-9-21 Apple Tree Estates  
Waiver of Subdivision Control Ordinance No. 1095, Title VI, Section 8 - Placement of utility distribution lines APPROVED W/CONTINGENCIES (4-0) 10/3/16
2. P.C. Case #16-3-2 Waterford Place Subdivision  
Waiver of Subdivision Control Ordinance No. 1095, Title VI, Section 8 - Placement of utility distribution lines APPROVED W/CONTINGENCIES (4-0) 10/3/16
3. P.C. Case #16-8-11 Schilling's 1<sup>st</sup> Addition, Lot 3 – Crowley Engineering  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONTINGENCIES (4-0) 10/3/16
4. P.C. Case #16-9-13 Harvest Ridge Church  
Primary Approval of a 1-Lot (R-1) Residential Subdivision  
APPROVED W/CONTINGENCIES (4-0) 10/3/16
5. P.C. Case #16-10-16 Mac's Addition (Circle K)  
Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan W/Waivers of Storm Drainage Control Ordinance No. 1708 & 1708A, Title X, Section 8, Entitled: General Detention

Basin Design Requirements: Item(s) K, L, & M  
APPROVED W/CONTINGENCIES (4-0) 10/3/16

6. P.C. Case #16-9-14 Golumbeck's Addition To Schilling Lake Addition  
Secondary Approval of a 1-Lot (R-1) Residential Subdivision  
APPROVED W/CONTINGENCIES (6-0) 10/17/16

C. Correspondence

#### 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@schererville.org](mailto:dsulek@schererville.org)**