



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**DECEMBER 5, 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 November 7, 2016
- D. Approval of Minutes of the Special Plan Commission Public Meeting of November 21, 2016

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

- A. **P.C. Case #16-11-17**  
**RESUBDIVISION OF LOT ONE, DEERCREEK PARK, UNIT 3, LOT 1**  
**THE TILE SHOP (F/K/A: SEARS HARDWARE)**

General Location: 1150-1152 U.S. 41

Petitioner(s): Attorney Gregory Bouwer of Koransky, Bouwer & Poracky, P.C. and Architect David Mangurten of KMA & Associates, As Agents for the George D. Hanus, Trust

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

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

**B. P.C. Case #16-12-19**  
**D C COMMERCIAL (Proposed Dairy Queen)**

General Location: 265 U.S. 30

Petitioner(s): DVG Inc. – Jack Huls as Agent for Dennis Hoyda

Request: Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and  
U.S. 30 Commercial Corridor Overlay District Development Plan

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

**C. P.C. Case #16-12-20**  
**WHITE CASTLE ADDITION**

General Location: 800 W. Lincoln Hwy.

Petitioner(s): V3 Companies of Illinois, Ltd. – Amit Pathak and Daniel Free

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and  
U.S. 30/U.S. 41 Commercial Corridor Overlay District Development Plan

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

**III. COMMISSION BUSINESS**

A. Reschedule Plan Commission Public Meeting scheduled for January 2, 2017 to  
January 9, 2017 – 6:00 P.M.

B. Findings of Facts:

1. P.C. Case #16-10-16 Mac's Addition (Circle K)  
Secondary 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 (6-0) 11/7/16
2. P.C. Case #16-9-15 Poore Subdivision  
Secondary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 30  
Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/7/16

3. P.C. Case #16-11-18 Resubdivision of Lot 1, Von Tobel Addition, Lot 3  
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/21/16

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@scherrerville.org](mailto:dsulek@scherrerville.org)**