

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
DECEMBER 4, 2023**

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:00 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St. Schererville, IN.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Myles Long, Mr. Chris Rak, Mr. Robert Kocon, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Attorney Alfredo Estrada, Planning & Building Administrator Denise Sulek, and Recording Secretary Megan Schiltz. In the audience was Councilman Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of November 6, 2023

Mr. Immig made a motion to approve which was seconded by Mr. Long and carried 7-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

**A. P.C. Case #23-12-21 SCHULTZ'S ADDITION, UNIT 2, LOT 2
(Proposed: Boz Hot Dogs)**

General Location: 1935 U.S. Hwy. 41 – Schultz's Addition, Unit 2, Lot 2

Petitioner(s): Robert Bollacker, Jr. & Carol Bollacker

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

Mr. Anderson reminded the Board that this case was at the Study Session a few weeks ago and then asked Ms. Sulek if the issue with the sign on the building had been resolved. Ms. Sulek stated that it had been. Mrs. Bollacker stated that the proposed building has been unoccupied for a few years and that they have been leasing the property since November 1st, 2023. Mrs. Bollacker informed the Board that they currently have been getting quotes from contractors to do some work on the outside, which would include fresh paint and "cleaned up" landscaping. Mrs. Bollacker went on to say that because they are leasing, they would rather change the panels on the current Burrito Station sign; going on to say if they wish to buy the building they would do a monument sign at that point. Mrs. Bollacker said that they would be putting up possible perennials and shrubs around the restaurant as well as the current signage. Mrs. Bollacker stated that the Ordinance calls for a certain number of trees to be planted in the parking area based on the total number of parking spaces, and requests a waiver due to there not being enough green space; adding that the prior tenant, Burrito Station, was approved without planting trees along Schultz Drive. Mrs. Bollacker added that the parking lot has 55 parking spaces with 2 handicap spaces and with handicap ramps to enter the building. Mrs. Bollacker stated they have 4 working light poles with 6 different lights on the property and have received a quote on repaving, striping and filling in potholes in the parking lot; adding they will be getting rid of 2 parking spots by the garbage due to the garbage receptacle. Mrs. Bollacker went on to say they will be putting up some gates for the garbage enclosure which would also fit a cooking oil receptacle. Mrs. Bollacker informed the Board that they are currently working with a sign company to change out the current panels on the Burrito Sign; adding the sign contractor is working in conjunction with another contractor to create a menu board for the drive-thru which would not exceed the allowable 18x6 sq. ft. Mrs. Bollacker stated there is a light up sign with brackets on the roof which they would use being 17x2.

Mr. Anderson opened the matter to the floor, there being no comments it was brought back to the Board. Mr. Jarvis asked Mrs. Bollacker that with the weather hindering painting, planting, and asphalt, if the contractor has given an estimate as to when the work will start. Mrs. Bollacker replied that once given approval from the Board, the contractor would have to wait for 3 nice weather days where it does not turn freezing overnight to paint the building; the landscaping and sealing/coating in the parking lot would have to wait for spring 2024. Mr. Immig asked Mrs. Bollacker to go over what the waiver would be for. Mrs. Bollacker stated they have 52 available parking spots, and per the Ordinance there must be 6 shaded trees planted but there is not a sufficient amount of green space to do so. Mr. Anderson stated that given the parcel he wouldn't see a problem with that. Mr. Jarvis made a motion to approve P.C. Case #23-12-21 pursuant to all State, Local, and Federal regulations, waiver of trees on the property, parking lot be completed no later than June of 2024, landscaping and painting to be completed when weather approved, and with metal and landscaping be around existing sign as well. Mr. Bollacker asked what needs to be done with the metal around the signage. Mr. Jarvis replied the sign company would know how to do so to make it more modern looking. This was seconded by Mr. Kocon and carried 7-0.

III. COMMISSION BUSINESS

- A. Reschedule Plan Commission Public Meeting and Plan Commission Study Session from January 1, 2024 to January 8, 2024 – 6:00 P.M.

Mr. Jarvis made a motion to approve which was seconded by Mr. Rak and carried 7-0.

- B. P.C. Case #23-11-18 LANDON ACRES (Proposed: Toyota Building Addition)
Request to release building permit for construction prior to Secondary Approval scheduled for January 8, 2024.

Mr. Sean Best from CFI Design Management informed the Board that he is requesting that the building permit be released prior to Secondary Approval to begin concrete excavating before it gets too cold. Mr. Jarvis made a motion to approve which was seconded by Mr. Rak and carried 7-0.

C. Findings of Facts:

1. P.C. Case 23-9-12 Perez Acres
Secondary Approval of a 2-Lot (R-1) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A
APPROVED W/ CONTINGENCIES (5-0) 11/6/23

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

2. P.C. Case #23-10-16 Boulevard Square Planned Unit Development
(Proposed: Stan's Donuts W/ Drive-thru)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/ CONTINGENCIES (6-0) 11/6/23

Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 7-0.

3. P.C. Case #23-10-17 Resubdivision of Lot 1 of Lowe's Subdivision
(Proposed: Crew Car Wash)
Secondary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/ CONTINGENCIES (6-0) 11/6/23

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

4. P.C. Case #23-11-18 Landon Acres
(Proposed: Toyota Building Addition)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/ CONTINGENCIES (6-0) 11/6/23

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

5. P.C. Case #23-11-19 Town Square Shopping Center
(Proposed: Exterior Modifications for new tenants)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/ CONTINGENCIES (6-0) 11/6/23

Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 7-0.

6. P.C. Case #23-11-20 Canyon Creek Planned Unit Development
6-Month Extension of the Primary Approval to obtain Secondary Approval for Phase 3
APPROVED (6-0) 11/6/23

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.


D. Correspondence

There was no correspondence.

IV. **ADJOURNEMENT**

There being no further business, the meeting was adjourned at 6:23 P.M.

Respectfully Submitted:



Gary Immig, Secretary