

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
JANUARY 6, 2025**

I. CALL TO ORDER

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

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

II. COMMISSION BUSINESS

A. Introduction of Members

President Thomas Anderson introduced the members including himself: Mr. William Jarvis, Mr. Myles Long, Mr. Gary Immig, Mr. Robert Kocon, Mr. Chris Rak, and Mr. Tom Kouros.

(Roll Call was not taken, but in addition to the above mentioned members being present, Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Alfredo Estrada of Burke, Costanza & Carberry, Councilwoman Robin Arvanitis, and Mr. Mike Helmuth of Nies Engineering. In the audience were Councilmen Caleb Johnson and Thomas Schmitt.)

B. Election of Officers

Mr. Jarvis made a motion for all current officers to stay in their same positions: President Tom Anderson, Vice-President William Jarvis, and Secretary Gary Immig. Mr. Rak seconded the motion which carried 7-0.

C. Appointment of Attorney

Mr. Jarvis made a motion to retain Attorney Alfredo Estrada of Burke, Costanza & Carberry. This was seconded by Mr. Kouros and carried 7-0.

D. Appointment of Town Engineer

Mr. Rak made a motion to appoint Nies Engineering as Town Engineer. This was seconded by Mr. Long and carried 7-0.

E. Appointment to Board of Zoning Appeals

Mr. Rak made a motion to keep Mr. William Jarvis and Mr. Tom Kouros as liaisons for the Board of Zoning Appeals. This was seconded by Mr. Kocon and carried 7-0.

F. Approval of the Plan Commission Minutes of December 2, 2024

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

G. Cancel Plan Commission Study Session for January 20, 2025

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

H. Approval of Findings of Fact:

- 1) P.C. Case #24-12-6 Bank of America
Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 12/2/24

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

- 2) P.C. Case #24-12-7 Federal Plaza Addition, Lot 2 (4-Unit Retail Building)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 12/2/24

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

I. Correspondence

There were none.

III. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #24-12-6 BANK OF AMERICA

General Location: 341 Indianapolis Blvd. – Oak District Planned Unit Development,
Phase 1, Lot 2

Petitioner(s): Allegro Civil Engineers – Lauren Marshall/Brian Emrich

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

Mrs. Lauren Marshall from Allegro Civil Engineers stated that she was present for Secondary Approval and that there had not been any changes since Primary. Mr. Anderson opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the Board. Mr. Jarvis made a motion to approve P.C. Case #24-12-6 pursuant to all State, Local, and Federal Regulations, as well as any stipulations from the Primary. This was seconded by Mr. Kocon and carried 7-0.

**B. P.C. Case #24-12-7 FIRST FEDERAL PLAZA ADDITION, LOT 2
(Proposed: 4-Unit Retail Building)**

General Location: 1924 U.S. 41 – First Federal Plaza Addition, Lot 2

Petitioner(s): Tam & James Huynh

Represented by: Jeffrey W. Brant – Brant Construction Management, LLC

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

Mr. Jeffrey Brant from Brant Construction Management stated that he was present for Secondary Approval and that there had not been any changes since Primary. Mr. Anderson opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the Board. Mr. Rak made a motion to approve P.C. Case #24-12-7 pursuant to all State, Local, and Federal Regulations, that fees to the Town be kept current, and any stipulations from Primary. This was seconded by Mr. Long and carried 7-0.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:07 P.M.

Respectfully Submitted:


Gary Immig, Secretary