

**MINUTES OF THE PLAN COMMISSION  
PUBLIC MEETING  
MARCH 3, 2025**

**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, Secretary Gary Immig, Mr. Myles Long, Mr. Robert Kocon, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Attorney Christian Bartholomew. Absent were Vice-President William Jarvis and Town Manager James Gorman. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of February 3, 2025

Mr. Kocon made a motion to approve which was seconded by Mr. Rak and carried 6-0.

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. **P.C. Case #25-3-6 Cline Commons, Lot 1 (Proposed: Scooter's Coffee)**

General Location: 790 U.S. Hwy. 30 – Cline Commons, Lot 1

Petitioner(s): Grit and Grind Holdings, LLC

Represented by: DVG Team, Inc. – James Hus, Jr. PE

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

Mr. James Hus, Jr. PE from DVG stated that there had not been any changes since the Study Session last month and wanted to give a recap on Grit and Grinds plans to repurpose the old BMO Harris Bank. Mr. Hus said that this project was located in the Cline Commons Subdivision at the northwest corner of Cline Ave. and U.S. 30. Mr. Hus said that they had received a use variance for a drive-thru in 2024 and that this business model was exclusively a drive-thru operation. Mr. Hus went on to say that the engineering plans for the retrofit of the building and site had been submitted at the original Study Session and have not received any comments or site modifications. Mr. Hus stated that there would not be any excavation below the surface and that there would only be minor exterior work to include changes to the drive-thru and installation of a dumpster enclosure. Mr. Hus added that architecturally the majority of the structure would remain, while the bank canopy would be completely removed and that the existing bank islands would be removed and paved flush to provide a bypass lane. Mr. Hus went on to say that the exception would be the northern most island where Grit and Grind would like to keep operational in case a bank partner would want to operate an ATM. Mr. Hus said that the kiosk stores for Scooter's were typically under 900 sq. ft. and that the excess space of the building would provide an office space for brand operations as well as a small conference room for infrequent manager meetings as the Grit and Grind footprint continued to grow. Mr. Hus then stated that there were not any driveways proposed and that the site could queue very easily with thirteen vehicles, which was more than adequate. Mr. Hus then added that the shared parking lot had generous space so there would not be any drive-thru queuing out onto any roads.

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. Anderson asked staff if there were any questions or

comments. There were none. Mr. Rak made a motion to approve P.C. Case #25-2-1 pursuant to all State, Local and Federal regulations and that all fees be kept current. This was seconded by Mr. Long and carried 6-0.

**III. COMMISSION BUSINESS**

**A. Findings of Facts:**

1. P.C. Case #25-2-1 BP Gas Station/Quick Run Convenient Mart  
Petitioner(s): Lucky Business Inc.  
Location: 5601 U.S. Hwy. 30 – Burr Street Crossing, Lot 4  
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development  
Plan APPROVED W/CONTINGENCIES (6-0) 2/3/2025

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 6-0.

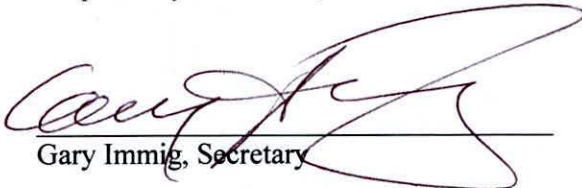
**B. Correspondence**

There was no correspondence.

**IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:05 P.M.

Respectfully Submitted,

  
Gary Immig, Secretary