TOWN OF SCHERERVILLE

10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

AGENDA
PLAN COMMISSION PUBLIC MEETING
MONDAY, NOVEMBER 2, 2026 – 6:00 P.M.

I. CALL TO ORDER

A. Pledge of Allegiance
B. Roll Call
C. Approve Minutes of the Plan Commission Public Meetings of September 14, 2026 and October 5, 2026

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #26-9-12 Speedway Gas Station – 1950 U.S. 41

General Location: 1950 U.S. 41

Petitioner(s): Deaco Group – Lorae Deagon/Chad Strauss

Represented by: Attorney, James L. Wieser – Wieser & Wyllie, LLP

Request: Secondary Approval of a 1-Lot (C-3) Highway Commercial Subdivision with Waivers of the Storm Water Drainage Ordinance

APPROVED _____ DEFERRED _____ DENIED _____

PLAN COMMISSION
APPOINTED BY TOWN COUNCIL TO 4-YEAR AND 1-YEAR TERMS

Thomas Anderson 2026 President 1/1/2026 to 12/31/2026	**William Jarvis** 2026 Vice President 1/1/2026 to 12/31/2029	**Gary Immig** 2026 Secretary 1/1/2023 to 12/31/2026	**Tom Kouros** 2026 Member 1/1/2024 to 12/31/2027	**Robert Kocon** 2026 Member 1/1/2025 to 12/31/2028

Myles Long 2026 Member 1/1/2026 to 12/31/2026	**Chris Rak** 2026 Member 1/1/2026 to 12/31/2026

B. P.C. Case #26-9-13 Anytime Fitness

General Location: 6340-6363 W. Lincoln Hwy. – Northwoods, Unit 2, Lot 1

Petitioner(s): Schererville Properties, LLC - Moe Musleh

Represented by: Engineer, Don Torrenga – Torrenga Engineering

Request: Secondary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

C. P.C. Case #26-9-14 First Watch Restaurant

General Location: 134 U.S. 41 – Town Square Shopping Center, Lot 4

Petitioner(s): Ryan Chappell, Development Manager and/or Emily Roberts

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

APPROVED _____ DEFERRED _____ DENIED _____

D. P.C. Case #26-11-15 Enbridge Fire Suppression System Addition

General Location: 129 Oak St. (F/K/A: 443 Industrial Dr.)

Petitioner(s): Surveying And Mapping, LLC – Chris Marbach

Request: Primary Approval of a 1-Lot (B.P.) Business Park Subdivision with Waiver of Subdivision Control Ordinance No. 1095, Title V, Section 3, Paragraph D – Cul-de-sac Length Requirements – Existing private road ends into a large gravel parking area with adequate room for emergency vehicles to turn around - The proposed lot will not have any daily traffic to the site.

APPROVED _____ DEFERRED _____ DENIED _____

E. P.C. Case #26-11-16 Plan Commission Resolution No. 26-1
Resolution and Amendments for the Kennedy Avenue Economic Development Area Plan

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Findings of Facts

1. P.C. Case #26-10-15 Shell Gas Station
   Petitioner(s): Yadvinder Khatra – Khatra Properties, LLC
   Represented by: Mike Zel – Luke Brands
   Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
   APPROVED W/CONDITIONS (6-0) 10/5/26

B. Correspondence

IV. ADJOURNMENT