MINUTES OF THE PLAN COMMISSIN
PUBLIC MEETING
OCTOBER 5, 2026

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.

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, Mr. Myles Long, Mr. Robert Kocon, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Attorney Christian Bartholomew. Absent was Secretary Gary Immig.

C. Approve Minutes of the Plan Commission Public Meeting of August 3, 2026

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

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #26-10-15 Shell Gas Station – 2121 U.S. 41

General Location: 2121 U.S. 41 – Resubd. of Oakside Place, Lot 2, Ex. NW Pt. in R-O-W

Petitioner(s): Yadvinder Khatra Properties, LLC

Represented by: Mike Zel – Luke Brands

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

Mr. Mike Zel from Luke Brands represented on behalf of Yadvinder Khatra Properties. Mr. Anderson reminded the board that this matter had been before them at the previous Study Session a few weeks prior and are changing to a Shell Gas Station. Mr. Anderson asked if it was correct that they are just changing out the coloring and updating the trash corral. Mr. Zel responded that was correct and that he had been working with Ms. Sulek about the corral and changing the colors on the actual store front. 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 said that there would not be any structural changes. Mr. Zel said that was correct. Mr. Rak made a motion to approve P.C. Case #26-10-15 pursuant to all State, Local, and Federal Regulations; and that all fees paid to the Town of Schererville be kept current. The matter was seconded by Mr. Jarvis with discussion. Mr. Jarvis added that they do the dumpster corral and fix the fence for the garbage. Mr. Rak amended his motion to include the dumpster corral. Mr. Anderson asked the petitioner if he agreed. Mr. Zel replied that he agrees and had already reached out to a couple fence companies for quotes. The motion then carried 6-0. Mr. Rak then made a motion to move secondary to staff level. The motion was seconded by Mr. Jarvis and carried 6-0.

III. COMMISSION BUSINESS

A. Findings of Facts

1. P.C. Case #26-8-8 7 Brew Coffee
   Petitioner(s): Who Brew, LLC – Laura Pacino
   Represented by: Engineer, James Hus, Jr. – DVG Team, Inc.
   Secondary Approval of the U.S. 41Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (4-3) 9/14/26

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

2. P.C. Case #26-8-9 Coffee Cabin Permanent Outdoor Attraction
General Location: 350 W. Lincoln Hwy.
Petitioner(s): Coffee Cabin, LLC – Jeff Conti, Owner
Secondary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (7-0) 9/14/26

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

3. 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
Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision W/ Waiver of the Storm Water Regulations APPROVED W/CONDITIONS (7-0) 9/14/26

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

4. 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
Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan APPROVED W/ CONDITIONS (7-0) 9/14/26

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

5. P.C. Case #26-9-14 First Watch
General Location: 134 U.S. 41 – Town Square Shopping Center, Lot 4
Petitioner(s): Ryan Chappell, Development Manager and/or Emily Roberts
Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (7-0) 9/14/26

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

B. Correspondence

There was no correspondence.

IV. ADJOURMENT

There being no further business, the meeting was adjourned at 6:04 P.M.

Respectfully Submitted:

Gary Immig, Secretary