MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
SEPTEMBER 14, 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, Secretary Gary Immig, 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, Attorney Carolina Colomba from Burke Costanza & Carberry LLP, and Mr. Mike Helmuth from NIES Engineering.

II. PUBLIC ACTION AND PUBLIC HEARING

A. P.C. Case #26-8-8 7 Brew Coffee

General Location: 990 U.S. 41 – Ryan's Resubdivision of Lot 1

Petitioner(s): Who Brew, LLC – Laura Pacino

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

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

Mr. James Hus stated for the record that there had been no changes since receiving Primary Approval last month. Mr. Hus said that the site plan, signage, and the architecture all remain the same; and are seeking Secondary Approval so Who Brew could close on the property and start construction as soon as possible. Mr. Anderson asked if there were any questions or comments from the board. Mr. Immig reminded the board that during Primary he had expressed his concern with traffic. Mr. Immig stated that on Labor Day, the Dyer location had traffic backed up on U.S. 30 and on Calumet Ave. Mr. Immig asked what happened because there were about 100 cars plus what was on the site. Mrs. Laura Pacino from Who Brew LLC, reminded the board that on the 7th of each month they have a promotional giveaway, which this month it happened to fall on Labor Day. Mrs. Pacino went on to say that the giveaway was for adult stress balls called NeeDoh which happens to be the "hot" item; and that combined with Labor Day it had become a nationwide problem, not just a Chicagoland problem. Mrs. Pacino stated that every franchisee had not been aware that the traffic would be how it was for this promotional item and was a complete anomaly. Mrs. Pacino reiterated that given that it was Labor Day and that kids were home from school everyone just showed up for the "hot item" giveaway. Mr. Immig stated that he had thought the traffic configuration had changed because it was not backed up on Richard St. like it usually would be. Mrs. Pacino responded that she could not speak to it specifically and could not imagine that the operations team would direct traffic to go to a different direction. Mr. Immig stated that although he is aware that this site is designed better than the Dyer location and could hold more cars; he still has concern that the traffic would back up onto U.S. 41 because there is a promotion once a month. Mr. Immig repeated that the traffic had always been his biggest concern. Mrs. Pacino stated that the promotional days would always be on the 7th of each month from 7AM to 7PM. Mr. Immig said that they would always be big traffic days. Mrs. Pacino replied that they would be larger traffic days; but again, the 7th of the month just happened to fall on Labor Day and was a complete anomaly. Mr. Immig wanted to clarify that it would not always be on a Saturday. Mrs. Pacino repeated that the swag day would always be on the 7th of each month. Mrs. Pacino added that once they first open they would give away free T-shirts on that Saturday; otherwise the promotional event would always be on the 7th of each month. Mr. Immig said that this was

a great business model at a high profile location; but this would not be the best location and was still very concerned.

Mr. Jarvis addressed Mr. Immig and stated that the Merrillville stand was the same way and was backed out on U.S. 30; but the way that was configured was different than this location because they could stack into the Home Depot parking-lot. Mr. Jarvis recommended that on the 7th of each month there should be someone on site to guide the traffic and keep it in the Home Depot parking-lot. Mr. Immig believed that during Primary it was requested that they check with Home Depot. Mr. Jarvis replied that he had brought that up during Primary. Mr. Hus reiterated that swag days are centric to the brand and are only once a month and not every day. Mr. Hus then stated that they were not contending that there would have been a problem at this location with the NeeDoh giveaway; but this site could hold 175% more than the Dyer site. Mr. Hus went on to say that they had already touched on the concrete covenants of the subdivision; which gives Who Brew full access to the access lane back to Willowbrook that had always been there. Mr. Hus added that Mrs. Pacino has been trying to solidify that to see he they could go further north and was still working on that; but as the property currently sat, the lot owner, which would become Who Brew upon approval, already has access. Mr. Hus then added that they can queue cars should they need to back to Willowbrook on the private interior access road.

Mr. Kouros stated that he had made his position on the matter clear at the previous meeting. Mr. Kouros said that he understood that there had been studies on how this system worked better than having a typical drive-thru machine order. Mr. Kouros went on to say that he had taken his daughter to 7 Brew over Labor Day weekend and that the kids working were having a field day talking about everything but coffee; which slowed everything down. Mr. Kouros then asked if their friendlier approach model worked better for them. Mrs. Pacino replied that it did. Mr. Kouros questioned if there were people patrolling on the promo days when they know it would be crazy; and if the kids taking the orders would be responsible for controlling U.S. 41 traffic. Mrs. Pacino stated that they did not have staff directing traffic; and that there was a third-party traffic control management company for the grand-opening and for the first few weeks. Mrs. Pacino went on to say that the company would also train the employees and that on those specific days like a swag day, they would typically double the number of employees working. Mrs. Pacino continued that there would still be people taking orders and then there were additional people who would be able to direct that traffic. Mr. Kouros asked if the swag days were necessary. Mrs. Pacino stated that they were required by the franchise agreement with the franchiser to have those promotional days. Mr. Kouros said that he found this location to be too close to U.S. 41, which is already a dangerous road, and believed it to be an extraordinarily bad idea. Mr. Immig asked how many cars could be stacked on this site. Mr. Hus replied that with utilizing the bypass lane as an additional service lane, it could queue 49 vehicles on the property and an additional 13 vehicles on the shared common roadway. Mr. Immig responded that they could potentially have another 50 cars or more on the promotion days that would back up onto U.S. 41; unless it changed with Home Depot and were able to go in the back up north. Mr. Hus said that nobody was contending that in the first 2 months after opening the site could queue appreciably off property. Mr. Immig replied that he was just concerned with swag days.

Mr. Jarvis asked what the input from Home Depot was with going further north. Mrs. Pacino replied that her legal team has reached out and that there have been communications; but given how large of a company they were, they had not given much direction on whether or not they could queue up north. Mr. Rak asked if this would be something they could push given that the legal team did not have the answer they were looking for. Mr. Anderson stated that they currently have an agreement to go into Home Depot. Mr. Rak questioned that if she were still trying to get more, should the approval be pushed to give her more time to get that answer. Mr. Anderson stated that they could already go in there. Mr. Rak stated that because there are a few concerns with the number of cars, maybe the board should give them more time to see what kind of agreement that could have to go further north. Mr. Rak added that in his head the entrance on Willowbrook started to back up, there should be someone out there to bypass to come around the north so that they are not backing up onto U.S. 41. Mr. Anderson replied that on those busy days the front entrance would not be open. Mr. Rak said that if the entrance off of Willowbrook started to back up they could bypass and go around further north so that they do not back up on U.S. 41. Mr. Rak went on to say that they need an agreement with Home Depot to go further north into their parking-lot along the eastern part and then it would solve the concerns with the cars on U.S. 41. Mr. Anderson asked if he wanted them to block off their entrance on busy days. Mr. Rak responded that if they were already out on Willowbrook there, they could have signs to bypass all the way around and then come in from the north end. Mr. Anderson stated that once this gets going, people would realize that coming in from the north end would be the way to go. Mr. Hus stated that everyone was entitled to their own opinion and that they had already acknowledged that Labor Day weekend was a valid and recent

phenomenon; but the Dyer site was not anything near like it was on Labor Day than any previous swag day. Mr. Hus went on to say that this site could queue more cars than any other 7 Brew in Northwest Indiana (NWI) and that they do plan for reasonable and regular things that could cause delay; however, there is reasonable planning and then there is planning for the worst. Mr. Hus continued that his opinion would be that delaying what was approved at the last meeting seemed like an overkill when talking about one single day a month. Mr. Immig stated that he did not believe Home Depot would give an okay for a corporation their size to use that particular traffic lane; maybe they could go down to Eagle Ridge and then all the way around, if the restaurant on the end doesn't mind either. Mr. Rak stated that was his idea, using Eagle Ridge up to that northern part of the parking-lot. Mr. Long asked how many customers there would be on a normal day verses how many might show up for a swag day. Mr. Hus replied that he had seen some of these sites in operation on a normal day and that the only time the Crown Point location queued off property was on Saturday mornings; and that it was 100% contained in two much shorter stacking lanes than what is being proposed. Mr. Hus went on to say that outside of swag days he is extremely confident that this site would never queue off property unless it was a swag day; again, this site is much larger than the average location and is much larger than any queue they have at any location.

Mr. Anderson asked if there were any questions or comments from staff or board. There were none. Mr. Jarvis made a motion to approve P.C. Case #26-8-8 pursuant to all State, Local, and Federal regulations; that all fees paid to the Town of Schererville be kept current; that staff be directed that on the 7th of each month, when they come into having issues with stacking that come anywhere near U.S. 41, that they be required to have a traffic person on site; and that the staff reviews how correspondence with Home Depot is going. Mr. Immig asked if the petitioners would have to agree to that motion. Attorney Colomba replied that they would need to accept before a second motion could be made. Mr. Hus wanted to clarify that the condition is to have a member of the team assigned to traffic control, which they had already; and to not guarantee that something is negotiated with Home Depot, but at a minimum share the correspondence and efforts with the Town. Mr. Jarvis responded that the staff would review how the correspondence is going with Home Depot. Mr. Jarvis added that a control person would prevent people from backing up onto U.S. 41, they could guide them into the Home Depot lot or back down the street. Mr. Jarvis concluded that the staff would require that if there were any problems. Mrs. Pacino asked if that meant by the third party control company. Mr. Jarvis replied that was correct and that if it doesn't become an issue, then staff could resolve whether they do that or not. Mrs. Pacino stated that she could agree to the third party traffic control company. Mr. Immig asked if they would need approval from the franchise agreement for the traffic control company. Mrs. Pacino replied that they would not and that they use a company that is based in the Chicagoland area and within an hour of receiving a call they guarantee to be out on site. Mr. Jarvis stated that he is specifically referring to the 7th of each month; but if it were to become a problem on other days then staff would order them to have someone out there more. Mrs. Pacino agreed and asked if the Home Depot negotiations were a condition as well. Mr. Jarvis replied just the review of how the negotiations are going with staff. The motion was seconded by Mr. Kocon. Mr. Kouros stated that he had a question on the motion. Mr. Kouros asked Mr. Jarvis if staff would go out to 7 Brew on the 7th of each month to check. Mr. Jarvis replied that they would watch for complaints and have an officer go by and see what is going on. Mr. Gorman stated for the record that staff would absolutely not be doing that. Mr. Anderson repeated for the record that staff would not be going out. The motion then carried 4-3 with Mr. Immig, Mr. Rak, and Mr. Kouros not in favor.

B. P.C. Case #26-8-9 Coffee Cabin Permanent Outdoor Attraction

General Location: 350 W. Lincoln Hwy. – Tract 4 In The Corrected Plat of Lincoln Ridge Planned Unit Development

Petitioner(s): Coffee Cabin, LLC – Jeff Conti, Owner

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

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

Mr. Jeff Conti from Coffee Cabin informed the board that there was not much to report since the previous meeting other than hearing back from the Department of Homeland Security (DHS). Mr. Conti reminded the board that the State was looking into the public restrooms and if a State Release would be necessary and the reviewer ultimately determined that they would be exempt. Mr. Conti continued that aside from that there were no changes from Primary. Mr. Jarvis asked if they would still be having public restrooms. Mr. Conti replied that there would be public restrooms for the attraction but would not have them ready for opening day; they plan

on opening October 5th for the Halloween season. Mr. Jarvis stated that he did not quite understand how they were exempt. Mr. Conti responded that it had been mentioned at a previous meeting that DHS needed to review the public restroom and decide if it would require a release or not. Mr. Conti continued that he had submitted the plans and the reviewer informed them that they did not need to be reviewed because they are 90 sq. ft. and would just need to follow local codes. Mr. Conti went on to say that they exceeded all local codes because they were trying to live up to State codes. Mr. Conti added that they would have heating and air conditioning in the bathrooms although the attraction would be closed during the colder months to make sure they met all requirements. Mr. Long asked if there would be port-a-potties on site leading up to installing the restrooms. Mr. Conti replied that was correct and hoped to have the public restrooms up by then but could not guarantee for opening day; however, they would be up sometime soon because it is a small project that is located right next to their services. Mr. Conti stated that they could section it off so that even when they are open and operating, they could still work on that. Mr. Conti added that the goal was for them to be open on opening day, but would definitely be open before the Christmas season. Mr. Immig said that the other requirement previously mentioned was about the bollards being strategically placed. Mr. Jarvis stated that was correct and that they needed to be built into the fence. Mr. Anderson asked if there were any comments from board or staff. There were none. Mr. Anderson then asked for a course of action.

Mr. Rak made a motion to approve P.C. Case #26-8-9 pursuant to all State, Local, and Federal regulations and that all fees paid to the Town of Schererville be kept current. Mr. Jarvis seconded the motion with discussion. Mr. Jarvis asked Mr. Conti if he still planned to remove the attraction if it did not work out. Mr. Conti replied that he would. Mr. Jarvis suggested to counsel to ask the petitioner if he agreed to the condition. Attorney Colomba stated that they could do an approval on the condition that they have bathrooms. Mr. Conti asked when the bathrooms would need to be completed. Mr. Rak asked if the conditions were for bathrooms or the removal. Mr. Jarvis replied on the removal of the attraction. Mr. Rak put a condition on the motion that if the attraction was not successful they would need to remove everything. Mr. Conti agreed and stated that they already have an agreement to return the property to dress dirt if they were to leave. Mr. Jarvis suggested Mr. Rak amend the motion. Mr. Rak responded with the condition that the attraction be removed if it did not work and the amendment that the bathrooms be installed as soon as possible. Mr. Jarvis seconded the motion. Mr. Immig asked if there should be a timeframe on the removal. Mr. Jarvis stated that he would amend his second if Mr. Rak made an amendment. Mr. Rak stated for the record that he amends the motion for 6 months on the removal of the attraction. Mr. Conti agreed. The motion passed 7-0.

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

Mr. Anderson asked if Proofs of Publication were in order. Attorney Colomba replied that they were. Attorney James Wieser from Wieser & Wyllie, LLP reminded the board that they had just gone before them at the previous study session. Attorney Wieser stated that they are petitioning for a 1-Lot Subdivision because the property was in meets and bounds and had never been subdivided. Attorney Wieser went on to say that there would not be any construction of the building on site and would only be some changes in lighting, the monument sign, the setback, and landscape; other than that everything would remain the same. Attorney Wieser said that the underground storage tanks were being replaced which prompted these other improvements; and would not require any movement, change or construction of the building. Attorney Wieser stated that they seeking to put this property into a subdivision and out of meets and bounds. Attorney Wieser added that they were also seeking a waiver of the storm water because there would not be any changes to the drainage. Mr. Anderson read correspondence from Neil J. Simstad from NIES Engineering that the application of the Town of Schererville Subdivision Control Ordinance, the Development Plan was in compliance for consideration by the Plan Commission for Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan in P.C. Case #26-9-13 with the following item for consideration as being contingent: *An existing private sanitary sewer force main is located across the north central portion of this lot. Consideration to grant and record a private sanitary sewer utility easement should be made.* Mr. Anderson asked if there were any questions or

comments from the board. There were none. Mr. Anderson then opened the matter to the floor. Mr. Wade Kapteyn stated for the record that he was the owner of 1952 U.S. Hwy 41 where Besse Shirt Lettering is currently. Mr. Kapteyn said that he shared a fence with 1950 U.S. 41 and wanted to make sure that his property would not be encroached on in any way, shape, or form. Mr. Anderson responded that they were looking to bring the property out of meets and bounds and are just doing some housekeeping improvements. Mr. Anderson went on to say that it would need to be a lot of record to meet the Town requirements. Mr. Kapteyn thanked the board. There being no further comments the matter was closed to the floor. Mr. Anderson asked if there were any comments from staff. There were none. Mr. Kouros made a motion to approve P.C. Case #26-9-12 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. The motion was seconded by Mr. Long and carried 7-0.

D. 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: Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Anderson read correspondence from Neil J. Simstad from NIES Engineering that the application of the Town of Schererville Subdivision Control Ordinance, the Development Plan is in compliance for consideration by the Plan Commission for Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan in P.C. Case #26-9-13 with the following item for consideration as being contingent: *An existing private sanitary sewer force main is located across the north central portion of this lot. Consideration to grant and record a private sanitary sewer utility easement should be made.* Mr. Don Torrenga from Torrenga Engineering stated that he is representing on behalf of Schererville Properties. Mr. Torrenga said that the proposed property is at the corner of Hamlin St. and U.S. 30 and has been undeveloped for many years. Mr. Torrenga then stated that Mr. Moe Musleh from Schererville Properties is proposing to build a 7,400 sq. ft. stand-alone building for Anytime Fitness; and that it would have 60 parking spaces available, of which 3 would be handicap spaces. Mr. Torrenga went on to say that they had provided a storm water detention area to the north that drains into a wetland delineation. Mr. Torrenga added that the wetlands do not interfere or encroach anywhere onto this development; they do encroach onto Mr. Musleh property, but are not encroaching onto the wetlands themselves. Mr. Torrenga continued that the water main exists on Hamlin St. and is asking for a connection off of Hamlin St. and directly into the building. Mr. Torrenga stated that the reason the property has been undeveloped for so long is because there is an existing force main that goes across the sanitary sewer; and that the sanitary sewer exists on the other side of the wetlands and about 500' – 600' north on Hamlin St. Mr. Torrenga informed the board that the property located to the west, which is currently Cliff's Heating & Air, had a sanitary lift station put in with a 2" force main that runs across the property diagonally and then goes into the manhole. Mr. Torrenga then added that from there it goes north to the sanitary sewer which is down on Hamlin St. Mr. Torrenga mentioned that when the lift station was originally put in there was an agreement between this property and the other properties that there would be a stub off to connect into a future development. Mr. Torrenga then stated they want to put in a E1 lift station to tie directly into the 2" force main; adding that he had spoken with Mr. Cliff Johnson and he did not have an issue with doing so. Mr. Torrenga concluded that Mr. Musleh had no issue with dedicating an easement over this force main across his property.

Mr. Anderson opened the matter to the floor. There being no comments from the floor, the matter was closed to the floor and returned to the board. Mr. Jarvis asked if the easement was on the plat. Mr. Torrenga replied that he did not want to dedicate the easement and did not think that it would be necessary, until after they had received permission. Mr. Torrenga added that they would write the easement and it would be recorded as a separate document. Mr. Gorman asked if it would be a private easement. Mr. Torrenga replied that it would be private. Mr. Anderson asked Attorney Colomba if they were good with doing that. Attorney Colomba replied yes. Mr. Anderson then asked Mr. Helmuth if he had any issues. Mr. Helmuth replied that everything looked good. Mr. Rak made a motion to approve P.C. Case #26-9-13 pursuant to all State, Local, and Federal regulations and that all fees paid to the Town of Schererville be kept current. Attorney Colomba stated that they could add the condition that the easement be recorded. Mr. Rak amended the motion so that the easement be recorded as a private easement and a private line. The motion was seconded by Mr. Jarvis and carried 7-0.

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

Ms. Emily Roberts with First Watch Restaurant stated for the record that the proposed site 134 U.S. 41 was previously occupied by American Mattress but now sat vacant. Ms. Roberts informed the board that they are proposing site improvements to the existing site and building to include extending the existing location of the curb to accommodate a 500 sq. ft. outdoor dining area, 130 sq. ft. outdoor cooler, and a small landscaped area; additionally to that they would add a dumpster enclosure located to the southwest. Ms. Roberts continued that they would also do improvements to the façade of the building and relocate the existing ADA spaces. Mr. Anderson stated that he had received an email correspondence from Neil J. Simstad from NIES Engineering regarding the fire protection system; then asked if it had been designed. Ms. Roberts replied that she believed that it had been by their engineer. Ms. Sulek stated for the record that the email review from NIES Engineering had come through regarding the fire suppression; and that it had suggested it should not hold up any approval that will work with her civil engineer to get it done. Mr. Anderson said that it would be contingent on the approval being an approved system. Mr. Anderson then asked if there would be any bollards for the outdoor area. Ms. Roberts replied yes and although they were not depicted in the renderings they are on the civil site plan.

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 asked if First Watch would only be using a portion of the building. Ms. Roberts replied that was correct and that there is an existing co-tenant. Mr. Rak then asked if they would be improving the entire building. Ms. Roberts responded that they would be improving the façade of the vacant mattress store and then the east side of the building where the outdoor patio, cooler, and landscape would be. Ms. Roberts continued that that the dumpster area would be located to the west of the building but was not sure if the other tenant would be using it as well. Mr. Jarvis asked if NIES Engineering was requiring a halon system for their stove. Mr. Anderson responded that there wasn't a system in the plans that they saw and just wanted to make sure that they be in the final plans; and that the board make it contingent that there is a fire suppression system that meets code. Mr. Immig asked if the cooking system would require anything other than deep-frying. Ms. Roberts replied that there would not be any deep-frying or wood smoking but there would be an in-ground grease interceptor. Mr. Anderson asked if there were any more questions or comments from the staff or board. There were none. Mr. Rak made a motion to approve P.C. Case #26-9-14 pursuant to all State, Local, and Federal Regulations; that all fees paid to the Town of Schererville be kept current; and that they work with staff on the fire suppression. The motion was seconded by Mr. Long and carried 7-0.

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.
   Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
   APPROVED W/CONDITIONS (4-2) 8/3/26

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

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
   Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan
   APPROVED W/CONDITIONS (6-0) 8/3/26

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

3. P.C. Case #26-8-10 Pavic's Addition, Lot 1
   General Location: 1445 Lincoln Hwy.
   Petitioner(s): Dejan Pavic and Dragona Pavic
   Represented by: Attorney, James L. Wieser – Wieser & Wyllie, LLP
   Removal of the Residential Use Restrictive Covenant

   APPROVED (6-0) 8/3/26

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

4. P.C. Case #26-8-11 1445 Lincoln Hwy
   General Location: 1445 Lincoln Hwy. – Pavic's Addition, Lot 1
   Petitioner(s): Dejan Pavic and Dragona Pavic
   Represented by: Attorney, James L. Wieser – Wieser & Wyllie, LLP
   Rezone form (R-1) Residential to (C-3) Highway Commercial

   FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (6-0) 8/3/26

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

B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:53 P.M.

Respectfully Submitted:

Gary Immig, Secretary