PLAN COMMISSION
STUDY SESSION NOTES
SEPTEMBER 14, 2026

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:53 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

President Tom Anderson stated for the record that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

B. Roll Call

President Anderson said that Roll Call would stand from the Plan Commission Public Meeting.

II. COMMISSION BUSINESS

A. Firestone Complete Auto Care

General Location: 730 65th Ave. – Delaroy Industrial Park Addition, Lot 1, Ex. Pt. in R-O-W

Petitioner(s): McBride Dale Clarion – Jonathan Wocher, AICP

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Mr. Jonathan Wocher stated for the record that McBride Dale Clarion is a planning consulting firm representing Firestone Complete Auto Care. Mr. Wocher informed the board that the 5,000 sq. ft. building was formerly Car-X Tire and Auto, that sits on a 1.7 acre parcel of land located in the Overlay District; adding that in August they had received a Variance of Use from the Town Council. Mr. Wocher continued that the intent is to use the existing building and only make minor improvements to the site and would mill and resurface the parking area; because the property is located in a floodway, there would be very limited changes to the grading. Mr. Wocher added that they had submitted plans to IDEM (Indiana Department of Environmental Management) for the floodway permits. Mr. Wocher said that the building currently has three bay doors that face 65th Ave and plan to paint the existing brick a two-tone gray with red awnings to the façade. Mr. Wocher then said that there would be two signs that would face 65th Ave, with one saying Firestone Auto Care and the other Bridgestone; and would resurface the existing free-standing sign. Mr. Wocher stated for the record that there would be 18 parking spaces and would remove a small portion of the pavement; and that the impervious surface would get reduced about a tenth of an acre. Mr. Wocher went on to say that they would build and install a masonry dumpster enclosure and material shed. Mr. Wocher continued that they had submitted a lighting plan and propose to install three light fixtures. Mr. Wocher informed the board that they have a proposed landscaping plan but would ask for alternate compliance due to that face that 65th Ave. currently has two extensive gas easements that run parallel; and that basically all the way up to the pavement line are back-to-back easements. Mr. Wocher said that they would have difficulty planting landscape trees in that area and would request a waiver to not have landscaping in the front; and instead would plant the landscaping in the other parts along the perimeter of the parking area.

Mr. Anderson asked where the waste tires would be stored. Mr. Wocher replied that there would be a dumpster enclosure and then a shed area to the east behind the store. Mr. Anderson questioned if it would be visible if it were on the east side of the building. Mr. Wocher responded that you could see the building from 65th Ave. but not U.S. 41. Mr. Anderson verified that they would be behind a wall. Mr. Immig asked how many waste tires they would have in there. Mr. Wocher replied that he did not have an answer to that but they do have a storage shed next to the dumpster that is about the same size. Mr. Immig asked if the business would be more tire or auto repair. Mr. Wocher replied that it would be mostly tire but would provide auto service as well. Mr. Immig then asked if there would be a lot of tire storage inside the main building. Mr. Wocher replied that the new tires would be, but the discarded tires would eventually make their way to the shed room and then taken off site. Mr. Immig questioned if a sprinkler system would be necessary with that many tires inside. Mr. Jarvis responded that it would not be because there is a concrete wall and the Fire Department could

flood that area; because if there were a fire it would be outside where the tires are held. Mr. Jarvis continued that an average store this size would probably do 10-14 tires a day, which would not accumulate too much; and then there is also a company that comes and picks them up. Mr. Anderson asked if the lighting plan met the Ordinance. Mr. Wocher replied that he believed so and that they had submitted the plan but have not heard any comments back; and that the intent is to meet ordinance. Mr. Anderson then asked if they would just be looking for one waiver for the landscaping with the trees to move them to another area due to the pipeline easements. Mr. Wocher replied that they would actually be seeking two waivers, the first would be the trees along 65th Ave.; and the second would be to not have trees along U.S. 41. Mr. Anderson then asked what would be the timeline. Mr. Wocher responded that he expects to have the flood approval in a couple months. Mr. Wocher went on to say that they hope to come back before the board in December for formal approval. Mr. Jarvis asked if the waste oil would be kept inside or outside. Mr. Wocher replied that he was unsure and could find out. Mr. Jarvis asked for specifics for the tank and stuff when they return. Mr. Wocher asked for oil storage. Mr. Jarvis stated that was correct. Mr. Anderson asked if there were any more comments from staff or the board. There were none. Mr. Anderson said that to come back once they receive IDEM approval.

B. Shell Gas Station (F/K/A: Luke Gas Station)

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

Petitioner(s): Yadvinder Khatra – Khatra Properties, LLC

Represented by: Paragon Installations

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Mr. Austin Svihlik represented on behalf of Paragon Installations. Mr. Svihlik informed the board that they are debranding the existing Luke Gas Station located at 2121 U.S. 41. Mr. Svihlik went on to say that they intend to paint and cover up the existing signage and add a food mart sign. Mr. Jarvis asked if they would be changing the tanks. Mr. Svihlik replied that they would not and that they would remove all of the Luke stuff; then added that at a later date they would be adding signage. Mr. Long asked if the dumpster enclosure would be updated. Mr. Svihlik responded that the owner would be taking care of the dumpster corral. Mr. Anderson stated that it would just be badging and the canopy. Ms. Sulek stated that the petitioner would be taking the blue off of the building; as well as all the signage with the exception of the existing food mart sign in the front of the building. Ms. Sulek went on to say that they would change the color in the center of the two columns on the convenience store, the gas station building, and the carwash in the back. Ms. Sulek said that the canopy had already been changed and that the shell sign had been already been added to the monument style sign. Ms. Sulek continued that all of that had already been done; basically they are just making sure that the proposed color for the actual store and car wash was okay with the board. Mr. Anderson verified that the color was a shell grayish tan and then red. Mr. Immig asked if the carwash would be operational. Mr. Svihlik replied that he was not sure but would imagine they would want everything up and running. Mr. Anderson asked if everyone was good with the proposed colors and with the repairs to the dumpster area. Mr. Jarvis replied that he was fine with the changes. Mr. Anderson then asked if there were any questions or comments from the staff or board. There were none. Mr. Svihlik asked if there were any specifics on how the dumpster needs to be repaired. Ms. Sulek replied that the dumpster enclosure must compliment the building and would need vinyl fencing. Mr. Svihlik responded that he understood.

C. Case Addition

General Location: 935 Hwy. 330

Petitioner(s): Donna Case and Jeff Fryzel

Represented by: DVG Team, Inc. – Engineer, Doug Rettig

Request: 2-Lot (R-1) Residential Subdivision,

Engineer Doug Rettig from DVG Engineering represented the petitioners. Mr. Rettig stated for the record that Mrs. Donna Case currently owned about 2.5 acres, which includes the house that faced Hwy. 330 where she resides. Mr. Rettig went on to say that they are presenting a plan to do a 2-Lot Subdivision; the lot with the existing home is 1.4 acres and then would create a new lot at the end of 69th Place that is a little over an acre. Mr. Rettig continued that the petitioner intends to build a new house and sell the existing house on the frontage. Mr. Rettig

reminded the board that they had gone before them earlier this year and discussed trying to squeeze 2 or 3 lots in the back; but that it was getting too tight and complicated with a possible cul-de-sac. Mr. Rettig said that they had decided to simplify the plan and simply create a larger lot at the end of the road on 69th Place. Mr. Rettig then stated that the goal is for everyone to understand the concept and would then return with drawings in the near future. Mr. Anderson asked if they would be encompassing the parcel located below the red line that was shown on the projector screen. Mr. Rettig replied that was correct and that Mrs. Case owns those 2 parcels and that area would be included in the 1.1 acres. Mr. Anderson asked if there were any questions or comments from staff or board. Mr. Gorman asked if the 2 lots were the one off of Joliet St. and then the 2 parcels shown would be the second lot. Mr. Rettig repeated that there would only be 2 lots, one for the existing home and then a new lot; so the wooded 100' piece is part of her lot and she would be building in the clearing on the northern part of the parcel. Mr. Anderson asked if there was water and sewer there. Mr. Rettig replied that there was at the end of the road. Mr. Gorman asked if there was an easement at the top. Mr. Rettig responded that it was actually a right-of-way and that the 140' dimension was not part of the property. Mr. Gorman asked if the Town owned the road that ended at that lot. Mr. Rettig replied that was correct and that they would create a building line there. Mr. Gorman stated that his concern was that before the Town would push the snow up in there and did not know what they could do with the snow now because that would no longer be an option. Mr. Rettig replied that it was a fair concern and added that he was not saying that they would not provide an easement of some kind; they would need a driveway as well and have not completed a site plan yet; but should be able to provide a little more room. Mr. Rettig went on to say that they understood the concern and that when they come back before the board with the site plan showing the house and driveway, maybe there could be space they could use. Mr. Anderson asked who owned the right-of-way. Ms. Sulek replied the Town. Mr. Anderson asked if there were any questions or comments from staff or board. There were none. Mr. Rettig mentioned that the reason they included the existing home was to make it a lot of record. Mr. Rettig concluded that they would dedicate a right-of-way and the building line off of Hwy 330 to bring it up to current standards. Mr. Anderson asked what the timeline would be. Mr. Rettig replied that they hoped to get started immediately.

III. CORRESPONDENCE

There was no correspondence.

IV. ADJOURMENT

There being no further business, the meeting was adjourned at 7:13 P.M.