MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
January 09, 2023

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:02 P.M. by President Thomas Anderson at the Schererville Town Hall, 10 E. Joliet St

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

II. COMMISSION BUSINESS

A. Introduction of Members

President Thomas Anderson introduced the members including himself: Vice President William Jarvis, Secretary Gary Immig, Mr. Chris Rak, Mr. Tom Kouros, and new member Mr. Myles Long. Absent was Mr. Drew Thomas

(Roll Call was not taken, but in addition to the above members being present, Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning and Building Administrator Denise Sulek, Acting Recording Secretary Megan Schiltz, Attorney Alfredo Estrada, Engineer Mike Helmuth, Councilmen Tom Schmitt and Caleb Johnson. (Absent was Councilwoman Robin Arvanitis)

B. Election of Officers
Mr. William Jarvis made a motion for all current officers to stay in their same positions: President Thomas Anderson, Vice President William Jarvis, and Secretary Gary Immig. Mr. Kouros seconded the motion which was carried 6-0.

C. Appointment of Attorney

Mr. William Jarvis made a motion to retain Attorney Alfredo Estrada of Burke, Costanza & Carberry. This was seconded by Mr. Immig which was carried 6-0.

D. Appointment of Town Engineer

Mr. William Jarvis made a motion to appoint Mr. Mike Helmuth of Nies Engineering. This was seconded by Mr. Rak which was carried 6-0.

E. Appointment to the Board of Zoning Appeals

Mr. Gary Immig made a motion to keep Mr. William Jarvis and Mr. Tom Kouros as liaisons for the Board of Zoning Appeals which was seconded by Mr. Rak and carried 6-0.

F. Approval of the Plan Commission Minutes of December 5, 2022

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

G. Cancel January 16, 2023 Plan Commission Study Session

Due to the Martin Luther King holiday, Mr. Jarvis made a motion to cancel the Plan Commission Study Session of January 16, 2023, which was seconded by Mr. Rak.

H. Approval of Findings of Fact:

1) P.C. Case #22-12-21 Canyon Creek Planned Unit Development
Secondary Approval of a 68-Lot (Residential PUD) Subdivision containing 5-Outlots
APPROVED WITH CONTINGENCIES (7-0) 12/5/22

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

2) P.C. Case #22-12-22 Tyler's Addition
Primary Approval of a 1-Lot (R-2) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A Regulations
APPROVED WITH CONTINGENCIES (7-0) 12/5/22

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

3) P.C. Case #22-1-23 Haylee Jo Annex Addition
Primary Approval of a 1- Lot (C-2) Community Commercial Subdivision and Joliet Street Corridor Overlay District Development Plan W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A, Title X, Section 8: General Detention Basin Design Regulations
APPROVED WITH CONTINGENCIES (6-1) 12/5/22

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

4) P.C. Case #22-1-24 Fountain Park Subdivision, Lot 1
(Proposed: Drive & Shine Building Addition)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED WITH CONTINGENCIES (7-0) 12/5/22

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

5) P.C. Case #22-12-25 Fountain Park Subdivision, Lot 2
(Proposed: Twin Peaks Restaurant)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED WITH CONTINGENCIES (7-0) 12/5/22

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

I. Correspondence

There was no correspondence.

III. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. CASE #22-9-13 AHLBORN'S SCENIC ADDITION, LOT 1 (Proposed: LANSING HEATING AND AIR)

General Location: 8016 U.S. 41 – Ahlborn's Scenic Addition, Lot 1

Petitioner(s): Todd Botma

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

Mr. Anderson reminded the Board this received Primary approval in December; pending which sign option to use. Mr. Doug Rettig representing Mr. Todd Botma informed the board that they will not be using the electric sign; instead they will be using a static sign. Mr. Rettig stated there are no changes from Primary.

There being no questions from the Staff or Board, Mr. Jarvis made a motion to approve P.C. Case # 22-9-13 pursuant to all State, Federal, and Local regulations; that all fees to the Town of Schererville be kept current; as well as any stipulations from the Primary. This was seconded by Mr. Rak and carried 6-0.

B. P.C. CASE #22-11-20 PLAZA HEIGHTS, LOT 2 (Proposed: Outdoor Seating – Glorious Coffee/Jamba Juice)

General Location: 1906 U.S. 41, Suite D

Petitioner(s): Feras Musleh

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

Mr. Anderson reminded the Board this received Primary approval in December; Ms. Sulek confirmed there have been no changes since the Primary.

There being no questions from Staff or Board, Mr. Jarvis made a motion to approve P.C. Case #22-11-20 pursuant to all State, Federal, and Local regulations; and any stipulations from the Primary. This was seconded by Mr. Long and carried 6-0.

IV. ADJORNMENT

There being no further business, the meeting was adjourned at 6:12 P.M.

Respectfully Submitted:

Gary Immig, Secretary