MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
JUNE 2, 2025

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. Schererville, IN.

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. Bob Kocon, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Attorney Christian Bartholomew, and Mr. Mike Helmuth from Nies Engineering. Absent were: Secretary Gary Immig, Mr. Myles Long, and Recording Secretary Megan Schiltz. In the audience was Councilman Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of May 5, 2025

Mr. Kocon made a motion to approve which was seconded by Mr. Rak and carried 5-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #25-6-9 Laura Lane, Lot 2 (Proposed: Office Building)

General Location: 1139 Caroline Ave. – Laura Lane Addition, Lot 2

Petitioner(s): CCI, II Inc. – Bob Gates

Request: Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Bob Gates from CCI, II Inc. stated that there had not been any changes since the Study Session last month. Mr. Gates added that the architectural mechanics have been completed and are just waiting on one last drawing from DVG Engineering. Mr. Gates said that they should have the drawing in the next few weeks. Mr. Anderson opened the matter to the floor. There being no comments the matter was then closed to the floor and returned to the board. Mr. Anderson asked if the engineering had been completed. Mr. Gates replied that everything was done except one small thing from DVG. Mr. Jarvis made a motion to approve P.C. Case #25-6-9 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. This was seconded by Mr. Rak and carried 5-0.

B. P.C. Case#25-6-10 Shoppes of Schererville, Lot 2 (Proposed: Raising Cane's Chicken Fingers)

General Location: 703 U.S. 41 – Shoppes of Schererville, Lot 2

Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group

Represented by: Premier Design Group – Debbie Stosz, Project Engineer and Raising Cane's, Project Manager, Felicia Bevins

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

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering, which stated that the application for Subdivision Control and Stormwater Ordinances, the site development plan submittal related to sanitary sewer, storm water, and water utilities for Shoppes of Schererville, Lot 2 is in compliance for consideration by the Plan Commission for Primary Approval of a U.S. 41 Commercial Corridor Overlay District. Mr. Anderson read on that in the submitted Photometric Plan, there are instances where the standard is not met in all locations along the parcel boundary, it should be noted that this parcel is bound on all four sides by public rights-of-way or publicly dedicated cross access easements, providing a buffer to this site from adjacent properties. Mrs. Debbie Stosz from Premier Design Group stated that at the previous meeting there were a few comments that were made about what needed to be changed. Mrs. Stosz said that the proposed pylon sign had been replaced by a monument sign with a 2ft. base, and that bollards had been added to the outdoor patio area. Mrs. Stosz added that they have been working with staff on comments from the engineer to get the photometric resolved, adding that the engineer didn't have time to get it completed prior to the meeting. Mrs. Stosz then stated that they were aware of the requirement for the candles at the property lines and that it would be modified accordingly. Mr. Anderson opened the matter to the floor. There being no comments the matter was then closed to the floor and returned to the board. Mr. Anderson asked if the monument sign would be in the same location where the pylon sign was proposed. Mrs. Stosz replied that it was approximately at the same location but had been moved slightly to the right-of-way, and that it would provide more room between the sign and parking for additional landscaping around the base. Mr. Rak made a motion to approve P.C. Case #25-6-10 pursuant to all State, Local, and Federal Regulations, that all fees be kept current, and that the Photometric Plan be brought into compliance. This was seconded by Mr. Kocon and carried 5-0.

C. P.C. Case #25-6-11 Skyway Addition

General Location: 6523 W. Lincoln Hwy.

Petitioner(s): Abdulla Abdelqader – Skyway Real Estate Inc.

Represented by: Djordje Janjus – Janjus Construction

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial and (R-3) Multi-family Residential Subdivision

Mr. Anderson asked if proofs of publication were in order. Attorney Bartholomew replied that they were. Mr. Anderson read correspondence from Neil J. Simstad that the application of the Subdivision Control Ordinance No. 1095, the submittal for Skyway Addition is in compliance for consideration by the Plan Commission for Primary Approval of a 1-Lot (C-3) Highway Commercial and (R-3) Multi-family Residential Subdivision. Mr. Djordje Janjus from Janjus Construction stated that they were currently remodeling the existing home and adding a 3-car garage. Mr. Anderson asked if there were any changes since the Study Session. Mr. Janjus replied there were no changes. Mr. Rak wanted to verify that the meeting was just for the home at the front of the property and that there were no plans for the back portion at the moment. Mr. Abdulla Abdelqader responded that was correct and that maybe in a few years they would do something in the back, but at the moment it would just be for the front. Mr. Jarvis asked if there would be a business operated at this location. Mr. Abdelqader replied there would not be. Mr. Anderson opened the matter to the floor. Mrs. Sally Weston from 1502 Autumn Dr. stated that she lived directly behind the back portion of the lot and wondered if they were going to put in an apartment building. Mr. Anderson said that at this time they are just looking to remodel the house and add a garage to the front of the property. Mrs. Weston asked if there were future plans for the back property because on the agenda it said (R-3) Multi-family Residential Subdivision. Mr. Anderson replied that they could not speak to what may or may not happen in the future, reiterating that they were just looking to remodel the home and add a garage on the part of the property at Route 30. Mr. Michael Dolniak from 6511 W. Lincoln Hwy stated that he lived at the next lot to the east and would have big concerns with water drainage if they were to do something to the back of the property. Mr. Anderson said that they were not looking to do anything further other than what they were there for; if they were to do anything other than remodeling the home and adding a garage, they would need to come back before the board. Mrs. Lori Pangburn from 1500 Autumn Dr. wanted to make sure that they would not be rezoning from (C-3) Highway Commercial to (R-3) Multi-family; adding that her concern would be that in the future it was stated that was what this meeting was for. Mr. Anderson stated that the zoning for this lot was existing and that at the moment the meeting was to remodel the house and add a garage at the front of the property; any further construction would need to go back before the Plan Commission. There being no further comments the

matter was closed to the floor and returned to the board. Mr. Rak made a motion to approve P.C. Case #25-6-11 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town be kept current. This was seconded by Mr. Kocon and carried 5-0.

D. P.C. Case #25-6-12 Williamson Acres

General Location: 8407 Burr St.

Petitioner(s): Gary Lee Williamson

Request: Primary Approval of a 1-Lot (R-1) Residential Subdivision

Mr. Anderson asked if proofs of publication were in order. Attorney Bartholomew replied that they were. Mr. Anderson read correspondence from Mr. Simstad that the application of the Subdivision Control Ordinance No. 1095 was in compliance for consideration by the Plan Commission for Primary Approval of a 1-Lot (R-1) Residential Subdivision in P.C. Case #25-6-12. Mr. Gary Williamson stated that he was petitioning for a l-Lot subdivision to bring his property into compliance with the Town for a future garage. Mr. Anderson asked if the garage would be located to the north east of the existing house. Mr. Williamson replied that was correct. Mr. Anderson then asked if there had been any changes since the Study Session. Mr. William responded that everything was the same. Mr. Anderson opened the matter to the floor. There being no comments the matter was then closed to the floor and returned to the board. Mr. Rak made a motion to approve P.C. Case #25-6-12 pursuant to all State, Local, and Federal Regulations and that all fees to the Town be kept current. This was seconded by Mr. Kocon and carried 5-0. Mr. Jarvis then made a motion for Secondary Approval to be moved to staff level. This was seconded by Mr. Rak and carried 5-0.

E. P.C. Case #25-6-13 Sherwood Forest Eighteenth Addition, Lot 12
(Proposed: Nottingham Square Offices)

General Location: 1802-1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 12

Petitioner(s): CSK Architects – Scott Goodwin

Request: Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Anderson asked if there were any changes since the Study Session last month. Mr. Scott Goodwin form CSK Architects replied that there was a potential tenant that would be going into the former bank building that would like to take out the enclosure of the bank and put up a fence. Mr. Goodwin said that this would be used as an outside area for their tenants and that he would bring the drawing in for the next board meeting. Mr. Goodwin went on to say that the drive-thru would stay and be fenced around it; and that the tenant wants to have something in place to enclose the area to be heated for in the winter. Mr. Goodwin added that there were no changes to the first building. 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. James Gorman stated that the matter should be deferred because they did not know what kind of structure would be going in and could not accept without having any particulars on it. Mr. Anderson agreed to defer the matter so they could get drawings together on the change and discuss with staff before having another hearing. Mr. Goodwin stated that it would be a spa type use and that the fenced in area would be for adults to relax. Mr. Jarvis made a motion to defer P.C. Case #25-6-13 to the next scheduled hearing. The motion was seconded by Mr. Rak and carried 5-0. Mr. Anderson stated to get something more concrete before coming back for a public hearing. Mr. Jarvis recommended that this go before them at the next Study Session.

F. P.C. Case #25-6-14 Caleb's Addition, Lot 1

General Location: 113 W. Joliet St. – Caleb's Addition

Petitioner(s): RJ Construction – Isaac Johnson

Request: Primary Approval of a Joliet Street Overlay District Development Plan

Mr. Isaac Johnson represented the petitioner. Mr. Anderson stated that this went before them at the last Study Session and that the plan was to add to the second floor and to slightly change the signage. Mr. Johnson responded that was correct. 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. Jarvis asked if the upper section would be used for residential. Mr. Johnson replied that the plan is to have five or six law offices there. Mr. Anderson asked if the monument sign would still be as is just with a little room to add a tenant. Mr. Johnson replied that was correct. Mr. Gorman stated for the record that the monument sign would be a little taller. Mr. Jarvis asked if the sign would be digital. Mr. Johnson replied that the monument sign would be exactly the same just 3ft. taller. Mr. Jarvis made a motion to approve P.C. Case #25-6-14 pursuant to all State, Local, and Federal Regulations and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Rak and carried 5-0. Mr. Anderson stated that he would entertain a motion to have Secondary moved to staff level. Mr. Jarvis made a motion to move Secondary at staff level. This was seconded by Mr. Rak and carried 5-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case#25-5-7 Canyon Creek Planned Unit Development, Phase 5
   General Location: 7095 Burr St. – Canyon Creek Planned Unit Development
   Petitioner(s): Olthof Homes – Jeff Yatsko
   Secondary Approval of an 18-Lot (Residential PUD) Subdivision
   APPROVED W/CONTINGENCIES (6-0) 5/5/25

   Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 5-0.

2. P.C. Case #25-5-8 Adlaka Commercial Addition
   General Location: 7300-7310 W. Lincoln Hwy. – Fawn Plaza Subdivision
   Petitioner(s): Sat Adlaka
   Represented by: Torrenga Engineering & Surveying
   Primary Approval of a 4-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan
   APPROVED W/CONTINGENCIES (6-0) 5/5/25

   Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 5-0.

B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:35 P.M.

Respectfully Submitted,

Gary Immig, Secretary