MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
MAY 4, 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, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, and Attorney Christian Bartholomew. Absent was Mr. Chris Rak.

C. Approve Minutes of the Plan Commission Public Meeting of April 6, 2026

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

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #26-4-3 Premier Addition

General Location: 6430-6520 W. Lincoln Hwy.

Petitioner(s): Premier Window Systems, Inc. – Ronald & Joanne Lewis

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

Request: Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision W/Waivers of Storm Drainage Ordinance No. 2009 and Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Anderson asked if proofs of publication were in order. Attorney Bartholomew replied that all notices were in order. Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering which stated that the application of the Subdivision Control Ordinance No. 1095, the submittal for Premier Addition is in compliance for consideration by the Plan Commission for Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision in P.C. Case #26-4-3, with waivers requested. Mr. Doug Rettig, P.E. from DVG Engineering stated that the petitioners had purchased the two parcel property years ago and they had never been subdivided. Mr. Rettig went on to say that the owners currently have a business that they run out of the existing building on Lot 1 and plan to build a small garage on the north east side of the lot. Mr. Rettig continued on that the intent is to slightly move the parcel line between the two lots to make the vacant property more buildable so they could then sell Lot 2. Mr. Rettig said that there was an existing ditch that runs underneath Route 30 along the east side of the property and meanders along the north side, then goes back onto the property, and then back off of the property. Mr. Rettig informed the board that they had the wetlands delineated and had dedicated those conservation areas. Mr. Rettig went on to say that Lot 1 did not have a place to do on-site detention but they are not improving the site other than the small garage; and do not know what would be going on Lot 2. Mr. Rettig then stated that the whole north end of Lot 2 was a wetland area and that currently everything drained fine; however, if the board needed a detention on the new lot depending on what gets built there they understood. Mr. Rettig reiterated that the waiver request would be for Lot 1, but if the board would like to apply the waiver for both lots that would be fine with them as well. Mr. Anderson asked if the only addition on Lot 1 would be the garage. Mr. Rettig replied that was correct. Mr. Anderson then asked if the two existing buildings would stay. Mr. Rettig responded that was correct and that there is a drainage way along the east property line where the water has always gone.

Mr. Anderson asked if there were any comments from the board before he opens to the floor. There were none. Mr. Anderson then opened the matter to the floor. There being no comments the matter was then closed to the floor and returned to the board. Mr. Rettig informed the board that the existing building runs on a septic system and they do have water with what runs along Route 30, but there is not a sanitary sewer nearby. Mr. Rettig went on to say that the Woodland Pines Subdivision is located to the east but there is a private property in-between. Mr. Rettig added that there is a cul-de-sac to the north where a house had recently been built with a sanitary sewer at the very south end of that cul-de-sac where there is a manhole; and a 10' easement all along the west end of that lot. Mr. Rettig continued that the only thing they could do for the sanitary sewer for both lots is to put in small ejector pumps to pump to that manhole. Mr. Rettig said that once they are aware of what would be going on Lot 2, they would take their system off septic and put a pump in; then put a forest bin into the manhole because it would be accessible with the easement that touches their property. Mr. Rettig stated the area to the west of Lot 1 currently has a lift station because the sewer was not deep enough to handle the low ditch. Mr. Rettig then said that they know how to get to the sanitary sewer and have a plan, but the existing system will function just fine until work needs to be done with Lot 2. Mr. Rettig went on to say that Buck & Briar Subdivision has a lift station which pumps to the east so water is available and that the drainage is in good shape. Mr. Rettig added that although there was only wetlands on the north end of the property it was a significant drainage area that holds a lot of water.

Mr. Jarvis asked if there was an easement on Lot 2 to get to the sewer system. Mr. Rettig replied that that easement touched both lots so they both have access to it and would not need any additional easements. Mr. Jarvis asked if it was correct that the intent is in the future to connect to the sewer system. Mr. Rettig responded that Lot 2 would need to put in a force main and that they would do the same; they would put in two pipes instead of just one along the west line to the existing manhole. Mr. Jarvis verified that in the meantime it would just be on septic. Mr. Rettig replied that was correct because it worked fine. Mr. Immig asked if it was an old septic system that had been grandfathered in with it being so close to the wetlands. Mr. Rettig replied that the existing building was 50 years old. Mr. Immig then asked if it would need to be approved by Lake County. Mr. Rettig responded that all septic systems get approved by the Lake County Health Department and commercial systems also go to the Indiana Department of Environmental Management (IDEM) for a new septic system. Property owner Ron Lewis stated from the audience that there were currently two septic tanks with drain fields that he pumps once a year. Mr. Rettig added that it was functioning. Mr. Lewis went on to say that there are two tanks in the back of the existing building that have a manhole cover and then there were also five 100 lateral lines behind the existing garage. Mr. Immig asked if there was a mound system. Mr. Rettig responded that it was not a mound system and that although it was old it still functioned. Mr. Rettig added that they hoped to sell Lot 2 in the next year or two and then the septic system would become abandoned.

Mr. Jarvis made a motion to approve P.C. Case #26-4-3 pursuant to all State, Local, and Federal Regulations; that all fees paid to the Town of Schererville be kept current; and when Lot 2 sells that both lots will go on to sewer system. Mr. Immig seconded the motion and carried 6-0. Mr. Rettig asked if he would have to go to staff for the final plat approval or come back before the board. Mr. Anderson asked Ms. Sulek if she was ok with secondary going to staff. Ms. Sulek replied that would be fine. Mr. Jarvis then made a motion that secondary be moved to staff level. The motion was seconded by Mr. Long and carried 6-0.

III. COMMISSION BUSINESS

A. Findings of Facts

1. P.C. Case #26-3-2 Gallas 6th Addition – Maintenance Building
   Petitioner(s): Brian Gallas
   Secondary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (7-0) 4/6/26

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

2. P.C. Case #26-4-4 Red Alert Addition, Lot 2
   Petitioner(s): Tauber Law Office – Attorney Jared Tauber/Rhett Tauber
   Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (7-0) 4/6/26

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

3. P.C. Case #26-4-5 Steak N Shake – Exterior Façade & Signage
   Petitioner(s): SES Branding Company – Nick McCurley and David Mikel, Field Operations
   Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (7-0) 4/6/26
   Mr. Jarvis made a motion to approve which was seconded by Mr. Long and carried 6-0.

4. P.C. Case #26-4-6 Family Express Schererville
   Petitioner(s): Family Express Corp. – Patrick Lyp, General Counsel and Pete Andreou, Vice-President of Development
   Represented by: Attorney James L. Wieser and Engineer, James Hus Jr.
   Primary Approval of a 3-Lot (C-3) Highway Commercial Subdivision W/Waivers of Storm Drainage Control Ordinance and Subdivision Control Ordinance regarding public access; And Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan APPROVED W/CONDITIONS (7-0) 4/6/26

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

B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:14 P.M.

Respectfully Submitted:

Gary Immig, Secretary