PLAN COMMISSION
STUDY SESSION NOTES
MAY 18, 2026

I. CALL TO ORDER

The Plan Commission Study Session 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, and Recording Secretary Megan Schiltz. Absent was Planning & Building Administrator Denise Sulek. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

II. COMMISSION BUSINESS

A. Appollo Group Addition, Lot 2

General Location: 847-997 U.S. 41 – Appollo Group Adidtion, Lot 2

Petitioner(s): Rich Rueth

Represented by: Torrenga Engineering – Engineer, Don Torrenga

Request: Status update of the U.S. 41 Commercial Corridor Overlay District Development Plan/FEMA Permit

Engineer Don Torrenga represented on behalf of the petitioner. Mr. Torrenga informed the board that they had applied for an application with FEMA (Federal Emergency Management Agency) to fill in the back area of the Appollo Group which is located in a floodplain. Mr. Torrenga added that the application was granted by FEMA giving permission to fill to the same level as the other portions of the property. Mr. Torrenga went on to say that the plans for this development had been submitted at a previous meeting and contained five commercial buildings; they would be rehabbing the existing building and build four new buildings that would go towards the northern corner of the property to create a u-shape. Mr. Torrenga said that the west side of the property has a low area where the proposed detention pond would go with the outlet going into the ditch which is shown in the plans provided. Mr. Torrenga stated that they had spoken with a wetland consultant because the ditch is considered jurisdictional wetlands; the consultant said that there would not be an issue as long they do not go into that ditch or cross the wetland line. Mr. Torrenga continued to say that the consultant also stated that they could dump the water in there but does not have any intention in doing so. Mr. Torrenga informed the board that he had asked the consultant about the low area to see if it would be considered wetlands; he responded that it would not because it would be man-made. Mr. Anderson asked if this matter had received primary approval several months ago. Mr. Gorman replied that the primary approval was for site work only, not for the project itself. Mr. Anderson then asked if they were looking to come back for primary approval for the buildings. Mr. Torrenga replied that they were seeking approval for the buildings and that there was some infrastructure that would need to go in; adding that he would need to extend the sanitary sewer and the watermain, construct the detention pond, and put in a few sewers. Mr. Anderson asked if there were any questions or comments from the board. Mr. Gorman asked if all communications with the wetland consultant had been sent to Ms. Sulek. Mr. Torrenga replied that he believed it had been but would forward everything over if not. Mr. Gorman verified that it had all been email correspondence and thanked Mr. Torrenga. Mr. Immig asked if once the low area got filled if it would go into the wetland or if they would need to do the detention pond. Mr. Torrenga stated that what has happened for several years with this property is that the water drained off into the roadside ditch; with the current ordinances they would need to create a wet or dry detention pond. Mr. Torrenga added that Mr. Rich Rueth would make it a wet retention pond so that employees could fish. Mr. Torrenga then said that the pond would

collect water from the subdivision and then there would be an outlet into that ditch. Mr. Gorman asked if there was a timeline on getting the plans submitted. Mr. Torrenga replied that they had everything ready and would drop them off to the Planning & Building Department. Mr. Gorman responded to make sure everything gets sent to Ms. Sulek to get on the agenda.

B. Phil's Collision Center

General Location: 1530 U.S. Hwy 30 – Nowak's Addition, Lot 1

Petitioner(s): Eddie K's Collision, LLC – Eddie Kalinowski

Represented by: Torrenga Engineering – Engineer, Don Torrenga

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Engineer Don Torrenga informed the board that property owner Eddie Kalinowski was looking to add a new 50' x 80' building to the back of his existing collision building as shown on the drawings provided. Mr. Torrenga continued on that there is an existing NIPSCO easement that runs along the east side of the property and that there is also a transformer located in the corner. Mr. Torrenga stated that in order to stay away from that easement and transformer they would need to offset the building by 10', which then creates the jog shown on the projector screen. Mr. Torrenga went on to say that one of the items that had been brought up previously was needing a dumpster location. Mr. Torrenga added that there is a concrete pad located to the north of the proposed building where the dumpster would be. Mr. Torrenga said that there is an existing detention pond area that is located on the north side of the property with a storm sewer that runs to it. Mr. Torrenga went on to say that they are in the process of establishing whether that detention pond is large enough to handle all the storm water on the site; if not, there would be minor modifications but appeared preliminarily that it is large enough to handle the water. Mr. Torrenga asked Mr. Kalinowski if there would be any bathrooms in the building. Mr. Kalinowski replied from the audience that there would not be any bathrooms for that proposed building. Mr. Torrenga concluded that the plans for the proposed building have been put together by the architect and that he would be forwarding that to the Town along with the required site plans.

Mr. Anderson asked if the proposed building would be separate or added on to the main building. Mr. Torrenga replied that there would not be a connection between the two buildings and that it would be strictly for the purpose of garage doors on the west side of the building. Mr. Anderson asked how many doors there would be. Mr. Torrenga replied that there would be four overhead doors. Mr. Jarvis asked what would be the total square footage of both buildings. Mr. Torrenga replied that the proposed building would be 4,000 sq. ft., but does not know the exact measurements of the existing building. Mr. Jarvis verified that they would not exceed 12,000 sq. ft. in total and that it would not be a sprinkled building. Mr. Anderson asked if the siding would be metal. Mr. Torrenga responded that was correct and that it would not be seen from Route 30; the only portion that may be visible is the offset on the west end, but the driver would need to look hard to see it. Mr. Jarvis asked if there would be bollards alongside the doors. Mr. Torrenga replied that there would certainly be bollards. Mr. Jarvis then asked if it is a post building or a steel building. Mr. Torrenga replied that the proposed building is a Menards design that is post framed. Mr. Jarvis then verified that there were two exit door for employees. Mr. Jarvis questioned if they felt those doors would be sufficient enough. Mr. Torrenga responded that he does believe it is sufficient and that it is all open on the inside. Mr. Rak asked if there would be a connection between the two buildings. Mr. Torrenga stated that there is a concrete wall that is on the north side of the existing building that goes directly into a number of bays that are all open; then reiterated that there would not be a connection between the two. Mr. Anderson asked if they completed the engineering as for as the retention pond goes. Mr. Torrenga said that the retention pond exists currently; then added that the elevations were completed last week and that the pond is oversized. Mr. Anderson asked if there were any questions or comments from the board. There were none. Mr. Anderson asked what the timeline would be for this project. Mr. Torrenga stated that they hope to get started as soon as possible. Mr. Anderson said that the building looked good and to get the engineering to Nies Engineering and get with Ms. Sulek to get on the agenda for the public hearing.

III. CORRESPONDENCE

There was no correspondence.

IV. ADJOURNEMENT

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