



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
APRIL 5, 2021 – 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Plan Commission Public Meeting of March 1, 2021

II. PUBLIC ACTION AND PUBLIC HEARINGS

**A. P.C. Case #21-2-1 PLAZA HEIGHTS ADDITION, LOT 2
(PROPOSED: RETAIL PLAZA)**

General Location: 1906-1912 U.S. 41 – Plaza Heights Addition, Lot 2

Petitioner(s): Ferus Musleh & Mohammed Musleh

Represented By: Attorney, James L. Wieser – Wieser & Wyllie LLP

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

APPROVED _____ DEFERRED _____ DENIED _____

**B. P.C. Case #21-3-3 PLAZA HEIGHTS ADDITION, LOT 2
PLANNED SIGNAGE DISTRICT AMENDMENT**

General Location: 1906-1912 U.S. 41 – Plaza Heights Addition, Lot 2

Petitioner(s): Feras Musleh & Mohammed Musleh

Represented By: Attorney James L. Wieser – Wieser & Wyllie LLP

Request: Secondary Approval of the Amendment to the original Planned Signage District

APPROVED _____ DEFERRED _____ DENIED _____

C. P.C. Case #21-2-2 WALMART (FASCIA SIGNAGE)

General Location: 1555 U.S. 41 – The Crossroads, Lot 1

Petitioner(s): Walmart

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

APPROVED _____ DEFERRED _____ DENIED _____

**D. P.C. Case #21-4-7 MOTORWORKS ADDITION, LOT 1
(PROPOSED: NORTHWEST INDIANA AUTO FINANCE)**

General Location: 1212 W. Lincoln Hwy. – Motorworks Addition, Lot 1

Petitioner(s): Northwest Indiana Auto Finance – Jamal Kamleh

Represented By: Attorney, Adam Sworden, Sworden Law PC

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

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Repairs at BBCE Baseball Cards - 2412 Indianapolis Blvd.

B. Findings of Fact

1. **P.C. Case # 20-7-6 OAK DISTRICT DEVELOPMENT PLANNED UNIT DEVELOPMENT, PHASE ONE**

Secondary Approval of a 4-Lot (C-3, PUD) Highway Commercial Planned Unit Development and U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONDITIONS (7-0) 3/1/21

2. **P.C. Case #21-3-3 PLAZA HEIGHTS ADDITION, LOT 2**

Primary Approval of an amendment to the Planned Signage District
APPROVED W/CONDITIONS (7-0) 3/1/21

3. **P.C. Case #21-3-4 APPLE TREE ESTATES, UNIT 2**

Primary Approval of a 13-Lot (R-1) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A, Title X, Section 8, Paragraph L
APPROVED W/CONDITIONS (7-0) 3/1/21

4. **P.C. Case #21-3-5 LINCOLN KNOLLS SUBDIVISION, LOT 14, BLOCK 1 (PROPOSED: PARKING LOT)**

Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONDITIONS (7-0) 3/1/21

5. **P.C. Case #21-3-6 AUTOZONE**

Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONDITIONS (7-0) 3/1/21

C. Correspondence

IV. ADJOURNMENT

TTY Users may access the Relay Indiana Service by calling 711 or 1(800)743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to dsulek@scherville.org