



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**FEBRUARY 6, 2023 – 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 January 9, 2023

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case #22-12-24 FOUNTAIN PARK SUBDIVISION, LOT 1**  
**(Proposed: Drive & Shine Building Addition)**

General Location: 1350-1380 U.S. 41 – Fountain Park Subdivision, Lot 1

Petitioner(s): PYR HT4, LLC – Frank Hatami

Represented by: DVG Engineering, Russ Pozen

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

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**B. P.C. Case #23-2-1 22 WEST PLACE ADDITION**

General Location: 8-30 W. Joliet St. – Town of Schererville, Block 3

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Primary Approval of a 1-Lot (C-2) Community Commercial Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A Regulations

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**III. COMMISSION BUSINESS**

A. Findings of Facts:

1. P.C. Case #22-9-13 AHLBORN'S SCENIC ADDITION, LOT 1  
(Proposed: Lansing Heating & Air Conditioning)  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District  
Development Plan                      APPROVED W/CONTINGENCIES (6-0) 1/9/23
  
2. P.C. Case #22-11-20 PLAZA HEIGHTS, LOT 2  
(Proposed: Outdoor Seating – Glorious Coffee/Jamba Juice)  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District  
Development Plan                      APPROVED W/CONTINGENCIES (6-0) 1/9/23

B. 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](mailto:dsulek@scherville.org)