

**MINUTES OF THE PLAN  
COMMISSION PUBLIC MEETING  
February 6, 2023**

**I. CALL TO ORDER**

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. Chris Rak, and Mr. Tom Kouros. Staff Present: Town Manager James Gorman, Planning and Building Administrator Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, Town Councilman Tom Schmitt, and Engineer Mike Helmuth. Absent was Councilwoman Robin Arvanitis.

C. Approve Minutes of the Plan Commission Public Meeting of January 9, 2023

Mr. Gary Immig made a motion to approve which was seconded by Mr. Chris Rak and carried 6-0.

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

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

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

Petitioner(s): PYR HT4, L.L.C. – Frank Hatami

Represented by: DVG Engineering, Russ Pozen

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

Mr. Russ Pozen from DVG Engineering represented the Petitioner Frank Hatami who was also present. Mr. Pozen pointed out that they were here for Primary Approval in December, and that this is a beautiful addition to the project.

Mr. Jarvis said that the addition looks great, and asked if the signage would change as far as detailing. Mr. Hatami replied yes; and Mr. Pozen added that the structure will not change, only the verbiage. President Anderson asked if anything had changed since the Primary. Mr. Pozen replied nothing had changed. There being no further questions or comments from Staff or the Board, President Anderson asked for a course of action.

Mr. Jarvis made a motion to approve P.C. Case #22-2-24 pursuant to all State, Local, and Federal Regulations, and that all fees to the Town of Schererville be kept current. Mr. Rak seconded the motion which carried 6-0.

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

President Anderson confirmed with Attorney Estrada that the Proofs of Publication were in order. Town Manager James Gorman represented the Petitioners. Mr. Gorman stated that the plat before the Commission is a redevelopment of six lots in Block 3 in the Original Town of Schererville Plat dated 1866. Mr. Gorman stated that since 2006, the Town of Schererville has pursued the acquisition of the platted Block 3 directly west of Town Hall when those parcels came up for sale. Mr. Gorman pointed out that the



direction of the Town Council and the Redevelopment Commission at that time has been to provide economic development area in the downtown district; and that without the focus over the years of the Town Council, the former Town Manager, and our Attorney, this project could not have happened.

Mr. Gorman said that now that these parcels have been acquired by the Town, the replotting of the previously platted lots into one lot of record is proposed; and to keep in mind that this is an administrative process not a developmental process. Mr. Gorman added that as the Town requires other applicants to perform similar platting processes, we are following those same procedures. Upon completion of the replotting, the Town Council and the Redevelopment Commission will decide what the highest and best use for economic development for that property. Mr. Gorman stated that as required by Town codes for the subdivision process, a Waiver of storm drainage of Control Ordinance No. 1708/1708A is requested. Mr. Gorman pointed out that this request is consistent with recent Planning Commission acceptance of Waivers for similar redevelopments of parcels that have come before the Board.

Present Anderson opened the matter to the floor. Mr. Daniel Wagenmaker from 38 Risch Dr. asked what type of businesses would be solicited. Mr. Gorman replied that right now the Town Council and Redevelopment Commission are looking at a commercial lower level with condos on the top, with two or three stories. Mr. Gorman said that any commercial uses that are allowed in a C-2 which is what the property is zoned; and that it will also have to follow the Joliet St. Overlay District regulations. Mr. Gorman pointed out that the Town owns the property, but that they will probably work with a developer to come up with something, and that the Town will have full control over it. Mr. Wagenmaker asked if there would be coffee shops. Mr. Gorman replied, coffee shops, ice-cream shops, restaurants, and similar uses.

Being no other comments or questions from the floor, the matter was returned to the Board. Mr. Jarvis made a motion to approve P.C. Case #23-2-1 pursuant to all State, Local, and Federal Regulations. This was seconded by Mr. Chris Rak and carried 6-0

### **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  
Mr. Rak made a motion to approve which was seconded by Mr. Immig and carried 6-0.
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  
Mr. Rak made a motion to approve which was seconded by Mr. Immig and carried 6-0.

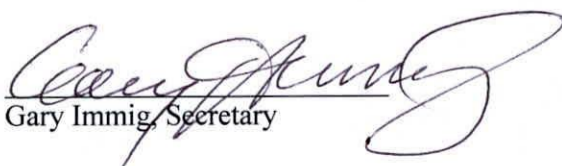
#### **B. Correspondence**

Ms. Sulek stated there was none.

### **IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:10 P.M.

Respectfully Submitted:

  
Gary Immig, Secretary