

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

**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. Chris Rak, and Mr. Robert Kocon. Absent was Mr. Tom Kouros. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, and Councilmen Tom Schmitt and Caleb Johnson. Absent was Councilwoman Robin Arvanitis.

C. Approve Minutes of the Plan Commission Public Meeting of February 6, 2023

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

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case #23-3-2 INGRAM'S ADDITION  
(Proposed: Building/Site Improvements)  
White Stone Real Estate/Northwest Indiana Concrete Cutting**

General Location: 1110-1114 U.S. 30 – Ingram's Addition, Lot 1

Petitioner(s): White Stone Real Estate/Northwest Indiana Concrete Cutting  
John & Stacey Baaske

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

Mr. John Baaske, the co-owner of White Stone Real Estate and owner of Mr. Northwest Indiana Concrete Cutting represented the Petitioners. Also in attendance was Mrs. Stacey Baaske, the co-owner of White Stone Real Estate. Mr. Baaske pointed out that he is a licensed contractor in Lake County as well as the Town of Schererville.

Mr. Baaske said that the building was built in the 90's and was in dire need of a face lift. Mr. Baaske explained that they wanted to add a new sign in the front of the building that would match the other two signs for his tenant; replace the three windows in the front of the building as shown on C-1 of his packet; replace the concrete stairs, sidewalk and ramp; remove the steel tube railings and replace with a weather proof stainless steel wire as shown on D-2; remove and replace the old retaining wall as shown on E-2, with a 2' high and 4' wide and heavier duty unit as shown on E-3. Mr. Baaske said they may dress up the landscape with more plants. Install three new canopies to protect the entrances of the units as shown at F-1 with composite material around the fascia, and where it shows 4600 in the photo, it will show the unit letters. The posts will be aluminum powder-coated and will be attached to the new sidewalk and the uplift will be something they will address to make sure it is secure. They will refurbish the parking lot which is in bad shape and they will keep the same elevation, new striping and new curb stops. New parking lot lights as shown on G-1 to the left where the light shines down with screening to contain the light on their property as much as possible, and the height will be 13' tall,

and may be another foot or so above-grade. Mr. Baaske pointed out the locations of the poles on the site plan for a total of five new poles. Mr. Baaske said they want to add a 6' high chain-link fence due to numerous vandalism and theft around the parking lot area as shown on the site plan. Mr. Baaske said they will paint the building with the same color and repair the EIFS. Mr. Baaske said they will also be removing and replacing the new roof.

President Anderson asked for questions. Mr. Immig asked if the canopies will go past the steps into the parking lot. Mr. Baaske said they will end at the sidewalk which is only 4' wide, and that the canopies will add needed depth to the building and mark where each unit is.

President Anderson opened the matter to the floor. There being no questions or comments, the matter was returned to the Board. President Anderson said that at the last meeting he advised Mr. Baaske that a dumpster enclosure was needed. Mr. Baaske said they will do that. Mr. Jarvis asked if the railings will be mounted to wood or concrete. Mr. Baaske replied concrete. Mr. Jarvis said he loved everything Mr. Baaske was proposing.

Mr. Jarvis made a motion to approve P.C. Case #23-3-2 pursuant to all State, Local, and Federal Regulations, and all eleven items listed by the Petitioner be completed: The windows from C-1 and C-2 be installed; D-2 railings mounted in concrete; F-1 canopy; G-1 lights with a possible shield to keep them from shining on the other property and will be a judgment call from staff; meet all ADA requirements; chain link fence in the back 10'; dumpster enclosure; and roof on the building; and that all fees be kept current with the Town of Schererville. This was seconded by Mr. Rak and carried 6-0.

### III. COMMISSION BUSINESS

#### A. Findings of Facts:

1. P.C. Case #22-12-24 FOUNTAIN PARK SUBDIVISION, LOT 1  
(Proposed: Drive & Shine Building Addition)  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District  
Development Plan APPROVED W/CONTINGENCIES (6-0) 2/26/23  
Mr. Immig made a motion to approve which was seconded by Mr. Rak and carried 6-0.
2. P.C. Case #23-2-1 22 WEST PLACE ADDITION  
Primary Approval of a 1-Lot (C-2) Community Commercial Subdivision W/Waiver  
of Storm Drainage Control Ordinance No 17081708A Regulations Development Plan  
APPROVED W/CONTINGENCIES (6-0) 2/26/23  
Mr. Immig made a motion to approve which was seconded by Mr. Rak and carried 6-0.

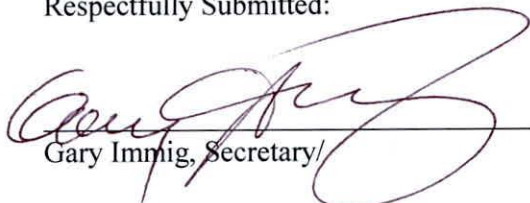
#### B. Correspondence

Ms. Sulek said there was none.

### IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:19 P.M.

Respectfully Submitted:

  
Gary Immig, Secretary