



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
AUGUST 7, 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 July 3, 2023

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #23-6-3

TRC TOTAL ROOFING & CONSTRUCTION SERVICES, INC.

General Location: 2211 U.S. 41 – Oakside Square, Lot 1

Petitioner(s): Greg Cooper – Emerald Management Inc./Trc Total Roofing & Construction Services, Inc.

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

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #23-7-7 U-HAUL OF PINE ISLAND

(Proposed: Conversion of storage warehouse into office/showroom)

General Location: 5048 W. Lincoln Hwy.

Petitioner(s): Foster 81st LLC/U-Haul Co. of Northern Indiana and South Cook County – Rick Rottweiller, Area District Vice President

Represented by: Michael D. Cook, P.E. – Cook Engineering Group

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

APPROVED _____ DEFERRED _____ DENIED _____

10 EAST JOLIET STREET • SCHERERVILLE, IN 46375

PHONE (219) 322-2217 • FAX (219) 865-5504

www.schererville.org

**C. P.C. Case #23-7-6 DC COMMERCIAL, LOT 2
(Proposed: 4-Unit Retail Building W/Drive-thru)**

General Location: 275 U.S. 30 – DC Commercial, Lot 2

Petitioner(s): Jim O'Mally – Sumac, Inc.

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

APPROVED _____ DEFERRED _____ DENIED _____

D. P.C. Case #23-7-8 FALLING TIMBERS

General Location: 204 W. Division St.

Petitioner(s): Sammons Grantor Trust

Represented by: Torrenga Engineering

Request: Primary Approval of a 4-Lot (G.I.) General Industrial Subdivision
W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A, Title
X, Section 8: General Detention Basin Design Requirements

APPROVED _____ DEFERRED _____ DENIED _____

E. P.C. Case #23-8-9 MEMORY LANE ADDITION

General Location: 6305 W. Lincoln Hwy.

Petitioner(s): First Baptist Church of Hammond – Eddie Lapina

Represented by: Torrenga Engineering

Request: Primary Approval of a 1-Lot (IN) Institutional Subdivision W/Waiver of
Storm Drainage Control Ordinance No. 1708/1708A and U.S. 30
Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

F. P.C. Case #23-8-10 U-HAUL OF PINE ISLAND ADDITION

General Location: 5048 W. Lincoln Hwy.

Petitioner(s): Foster 81st LLC/U-Haul Co. of Northern Indiana and South Cook County – Rick Rottweiler, Area District Vice President

Represented by: Michael D. Cook, P.E. – Cook Engineering Group

Request: Primary Approval of a 2-Lot (B.P.) Business Park Subdivision W/Waivers of Storm Drainage Control Ordinance No. 1708/1708A

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Reschedule Plan Commission Public Meeting and Plan Commission Study Session from September 4, 2023 to September 11, 2023 - 6:00 P.M.

B. Findings of Facts:

1. P.C. Case #23-7-7 U-Haul of Pine Island
(Conversion of Storage Warehouse into Office/Showroom)
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APROVED W/CONTINGENCIES (4-0) 7/3/23

C. Correspondence

IV. ADJOURNMENT