



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**AUGUST 1, 2022 – 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 June 6, 2022

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case #20-8-11 NICHOLSON ADDITION**

General Location: 677 U.S. 41

Petitioner(s): Daniel & Mary Nicholson

Request: 12-Month Extension of the Primary Approval of a 1-Lot (G.I.) General Industrial Subdivision – (Primary Approval granted on August 3, 2020, a 12-Month Extension of the Primary Approval was granted on July 12, 2021)

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

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

General Location: South side of 77<sup>th</sup> Ave., near June Dr.

Petitioner(s): Applewood, LLC – Richard Kortenhoven

Request: Secondary 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 \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**C. P.C. Case #22-8-10 ZEIGLER SUBARU SCHERERVILLE**

General Location: North side of U.S. 30, West of Burr St.

Petitioner(s): Zeigler Auto Group – Daniel J. Scheid, Chief Financial Officer

Represented by: Joseph A Schudt & Associates, Inc.– Engineer, D. Warren Opperman

Request: Zone Change from (C-3) Highway Commercial and (O.S.) Open Land to all (C-3) Highway Commercial

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ NO RECOMMENDATION \_\_\_\_\_

**D. P.C. Case #22-8-11 ZEIGLER SUBARU SCHERERVILLE**

General Location: North side of U.S. 30, West of Burr St.

Petitioner(s): Zeigler Auto Group – Daniel J. Scheid, Chief Financial Officer

Represented by: Joseph A Schudt & Associates, Inc. – Engineer, D. Warren Opperman

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan

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

**E. P.C. Case #22-8-12 LOU MALNATI'S  
(Proposed: HVAC Unit/Fencing/Dumpster Enclosure)**

General Location: 36 U.S. 41 – Town Square Shopping Center, Lot 3

Petitioner(s): Triangle Environmental – Dan Kelly

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

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

**III. COMMISSION BUSINESS**

- A. Reschedule September Plan Commission Public Meeting and Plan Commission Study Session to September 12, 2022

B. Findings of Facts:

1. **P.C. Case #22-5-7 WHITE CASTLE ADDITION, LOT 1**  
Secondary Approval of the U.S. 30 Commercial Corridor Overlay District  
Development Plan                      APPROVED W/CONDITIONS (6-0) 6/6/22
2. **P.C. Case #22-5-9 BOULEVARD COMMONS**  
Secondary Approval of a 1-Lot (C-3) Highway Commercial Subdivision and U.S.  
41 Commercial Corridor Overlay District Development Plan

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@schererville.org](mailto:dsulek@schererville.org)