



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
DECEMBER 6, 2021 – 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 November 1, 2021

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #21-12-21 JUNCTION AVENUE BUSINESS PARK

General Location: 1419-1535 Junction Ave.

Petitioner(s): Robert J. Delco Trust

Represented by: DVG Engineering, Doug Rettig, P.E.

Request: Primary Approval of a 6-Lot (B.P.) Business Park Subdivision

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #21-11-19 CARIBBEAN POOLS PARKING LOT ADDITION

General Location: 28 E. U.S. 30 – Schererville Manor, Lot C, Block 3

Petitioner(s): Frank Giberson, Caribbean Pools

Represented by: Gary Torrenge, P.E. - Torrenge Engineering

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

APPROVED _____ DEFERRED _____ DENIED _____

C. P.C. Case #21-11-20 BP GAS STATION

General Location: 1715 U.S. 41 (U.S. 30 & U.S. 41)

Petitioner(s): Muwafak (Moe) Rizak

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

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Reschedule January Plan Commission Public Meeting to January 10, 2022

B. Review Bed Bath & Beyond Proposed Improvements

C. Findings of Fact

1. **P.C. Case #21-11-18 CANYON CREEK PUD, PHASE ONE**

Secondary Approval of a 72-Lot (Residential PUD) containing 4-outlots
APPROVED W/Contingencies (5-1) 11/1/21

2. **P.C. Case #21-11-19 CARIBBEAN POOLS PARKING LOT ADDITION**

Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/Contingencies (6-0) 11/1/21

3. **P.C. Case #21-11-20 BP GAS STATION**

Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/Contingencies (6-0) 11/1/21

D. Correspondence

IV. ADJOURNMENT

TY 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@scherrerville.org