



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**JANUARY 7, 2019 – 6:00 P.M.**  
**10 EAST JOLIET STREET**  
**SCHERERVILLE, IN 46375**

**I. CALL TO ORDER**

A. Pledge of Allegiance

**II. COMMISSION BUSINESS**

A. Introduction of Members

B. Election of Officers

C. Appointment of Attorney

D. Appointment of Town Engineer

E. Appointment to Board of Zoning Appeals

F. Approval of the Plan Commission Minutes of December 3, 2018

G. Cancellation of the January 21, 2019, Plan Commission Study Session

H. Approval of Findings of Fact:

- 1) P.C. Case #18-6-9 Amberleigh Estates, Phase I  
Secondary Approval of a 39-Lot (R-1) Subdivision W/Waiver of Subdivision Control Ordinance No. 1095, Title V, Design Standards, Section 3, Paragraph J, Right-of-Ways (60' Required - 50' Requested) and request to start home construction prior to placement of final asphalt  
APPROVED W/CONTINGENCIES (5-0) 12/3/2018

2) P.C. Case #18-11-20 Cazares 1<sup>st</sup> Addition  
Secondary Approval of a 1-Lot (R-1) Residential Subdivision W/Waiver of Storm  
Drainage Control Ordinance No. 1708/1708A, Title III, Section 2 – Regarding Storm  
Water Detention                      APPROVED W/CONTINGENCIES (5-0) 12/3/2018

I. Status update regarding Boulevard Square

J. Correspondence

**III.      PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case #17-3-6**  
**PARAGON ADDITION – Community Neuroscience and Sports Medicine Bldg.**

General Location: 1545 U.S. 30

Petitioner(s): Community Healthcare Systems – Dave Otte

Request: Plan Commission Review of the 2<sup>nd</sup> Floor Build-out

Approved \_\_\_\_\_                      Deferred \_\_\_\_\_                      Denied \_\_\_\_\_

**B. P.C. Case #19-1-1**  
**LUCKY DRAGON SUBDIVISION**

General Location: 1033 W. Lincoln Hwy. (F/K/A: Lucky Dragon Restaurant)

Petitioner(s): Jimmy T. Kong & Ling Poon

Request: Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision  
W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A – Site  
will maintain existing conditions and detention will not be created; and  
Approval of the U.S. 30 Commercial Corridor Overlay District  
Development Plan

Approved \_\_\_\_\_                      Deferred \_\_\_\_\_                      Denied \_\_\_\_\_

C. **P.C. Case #19-1-2**

**PLAZA HEIGHTS ADDITION SIGNAGE DISTRICT AMENDMENT**

General Location: 1840-1850 U.S. 41

Petitioner(s): Dimension Development Partners, LLC – David Shanahan

Request: Amendment to the original approved Planned Signage District

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

D. **P.C. Case #19-1-3**

**PLAZA HEIGHTS ADDITION, LOT 3  
(PROPOSED: IHOP/RETAIL STORE)**

General Location: 1840-1850 U.S. 41

Petitioner(s): Dimension Development Partners, LLC – David Shanahan

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

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

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