



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
JULY 12, 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 May 3, 2021

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 granted on August 3, 2020 for a 1-Lot (G.I.) General Industrial Subdivision.

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #21-7-13 1419-1535 JUNCTION AVE.

General Location: 1419-1535 Junction Ave.

Petitioner(s): Robert J. Delco Trust

Represented By: DVG Engineering – Doug Rettig, P.E.

Request: Rezone from (R-2) Residential to B.P. (Business Park)

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Canyon Creek Planned Unit Development scheduled for August 2, 2021
Primary Approval of a 200-Lot (Residential PUD)

B. Findings of Fact

1. **P.C. Case # 21-4-7 MOTORWORKS ADDITION, LOT 1**
(PROPOSED: NORTHWEST INDIANA AUTO FINANCE)
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 5/3/21
2. **P.C. Case #21-5-8 BURR RIDGE SUBDIVISION, PHASE 3**
Secondary Approval of a 16-lot (R-1) Residential Subdivision
APPROVED W/CONTINGENCIES (6-0) 5/3/21
3. **P.C. Case #21-5-9 LOWE'S HOME IMPROVEMENTS**
(PROPOSED: BUILDING EXPANSION TOOL RENTAL)
Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 5/3/21
4. **P.C. Case #21-5-10 BURGER HAUS**
(PROPOSED: OUTDOOR DINING AREA)
Primary Approval of the U.S. 30/U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 5/3/21
5. **P.C. Case #21-5-11 LA CARRETA MEXICAN RESTAURANT**
(PROPOSED: OUTDOOR DINING AREA)
Primary Approval of the U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 5/3/21
6. **P.C. CASE #21-5-12 REGION ALE**
(PROPOSED: OUTDOOR DINING AREA)
Primary Approval of the U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 5/3/21

C. 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@schererville.org