



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
JUNE 5, 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 April 3, 2023

II. PUBLIC ACTION AND PUBLIC HEARINGS

**A. P.C. Case #15-12-19 FOUNTAIN PARK SUBDIVISION, LOT 2
(MONUMENT SIGN)**

General Location: 1532-1550 U.S. 41– Fountain Park Subdivision, Lot 2 -
(Resubdivision of Lot 5 and Part of Lot 8)

Petitioner(s): Schererville Fountain, LLC

Represented by: Derek Davis, Landmark Sign Group

Request: Modification to the approved U.S. 41 Commercial Corridor Overlay
District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

**B. P.C. Case #22-9-13 AHLBORN'S SCENIC ADDITION, LOT 1
LANSING HEATING & AIR CONDITIONING (MONUMENT SIGN)**

General Location: 8016 U.S. 41 – Ahlborn's Scenic Addition, Lot 1

Petitioner(s): Todd Botma

Request: Modifications to the approved U.S. 41 Commercial Corridor Overlay
District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

**C. P.C. Case #23-3-2 INGRAM'S ADDITION
WHITE STONE REAL ESTATE/NORTHWEST INDIANA CONCRETE
CUTTING**

General Location: 1110-1114 U.S. 30 – Ingram's Addition, Lot 1

Petitioner(s): White Stone Real Estate, LLC/Northwest Indiana Concrete Cutting –
John & Stacey Baaske

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

APPROVED _____ DEFERRED _____ DENIED _____

**D. P.C. Case #23-5-3
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: Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

E. P.C. Case #23-5-4 DUNKIN/BASKIN ROBBINS

General Location: 1695 U.S. 41 – Tippy, Teibel & Buth Subdivision, Lot 2, Ex.
W'ly. 5 Ft.

Petitioner(s): Ailan 1, LLC

Represented by: Architect, Peter G. Paraskis

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

APPROVED _____ DEFERRED _____ DENIED _____

F. P.C. Case #23-5-5 PLAN COMMISSION RESOLUTION NO. 2023-1
A Resolution Approving a Revised Park Impact Fee for the Town of Schererville,
Lake County, Indiana

FAVORABLE _____ UNFAVORABLE _____ NO RECOMMENDATION _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #23-2-1 22 West Place Addition
Secondary Approval of a 1-Lot (C-2) Community Commercial Subdivision
W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A Regulations
APROVED W/CONTINGENCIES (7-0) 4/3/23
- B. Correspondence

IV. ADJOURNMENT