



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**REVISED AGENDA
PLAN COMMISSION PUBLIC MEETING
JANUARY 8, 2024 – 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 4, 2023

G. Cancel January 15, 2024 Plan Commission Study Session

H. Approval of Findings of Fact:

1) P.C. Case #22-12-23 Shultz's Addition, Unit 2, Lot 2

Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan APROVED W/CONTINGENCIES (7-0) 12/4/23

I. Correspondence

III. PUBLIC ACTION AND PUBLIC HEARINGS

**A. P.C Case#23-10-16 BOULEVARD SQUARE PLANNED UNIT DEVELOPMENT
(Proposed: Stan's Donuts W/Drive-thru)**

General Location: 1020 U.S. Hwy. 41 – Boulevard Square P.U.D.

Petitioner(s): Boulevard Square, LLC – Al Krygier

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

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #23-11-18 LANDON ACRES (Proposed: Toyota Building Addition)

General Location: 400 U.S. 41 – Landon Acres, Lot 1

Petitioner(s): Team Toyota

Represented by: CFI Design Management, Inc. – Project Superintendent, Sean Best

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

APPROVED _____ DEFERRED _____ DENIED _____

**C. P.C. Case #23-11-19 TOWN SQUARE SHOPPING CENTER
(Proposed: Exterior Modifications For New Tenants)**

General Location: 40-124 U.S. 41 – Town Square Shopping Center, Lot 1

Petitioner(s): Larry Hatfield, Architect of North Shore Design

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

APPROVED _____ DEFERRED _____ DENIED _____

**D. P.C. Case #23-12-21 SHULTZ'S ADDITION, UNIT 2, LOT 2
(Proposed: Boz Hot Dogs)**

General Location: 1935 U.S. Hwy. 41 – Shultz's Addition, Unit 2, Lot 2

Petitioner(s): Robert Bollacker, Jr. & Carol Bollacker

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

APPROVED _____ DEFERRED _____ DENIED _____

**E. P.C. Case #24-1-1 SHOPS ON MAIN NORTH, OUTLOT 1,
PLANNED UNIT DEVELOPMENT
(Proposed: Cooper's Hawk Winery & Restaurant)**

General Location: 635 Main St. – Shops On Main North, Lot 1
Planned Unit Development

Petitioner(s): Regency Centers, Nick Koglin

Represented By: Atwell, LLC – Justin Crable

Request: Primary Approval of the 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@scherrerville.org