



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA
PLAN COMMISSION PUBLIC MEETING
NOVEMBER 6, 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 October 2, 2023

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #23-9-12 PEREZ ACRES

General Location: 8499 Burr St.

Petitioner(s): Al Perez

Request: Secondary Approval of a 2-Lot (R-1) Residential Subdivision W/Waiver of Storm Drainage Control Ordinance No. 1708/1708A

APPROVED _____ DEFERRED _____ DENIED _____

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

APPROVED _____ DEFERRED _____ DENIED _____

**C. P.C. Case #23-10-17 RESUBDIVISION OF LOT 1 OF LOWE'S SUBDIVISION
(Proposed: Crew Car Wash)**

General Location: 637 U.S. 41 – Lowe's Subdivision.

Petitioner(s): Crew Car Wash

Represented by: Attorney, James L. Wieser of Wieser & Wyllie, LLP & Engineer,
Gary Torrenge of Torrenge Engineering

Request: Secondary Approval of a 2-Lot (C-3) Highway Commercial Subdivision
and U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

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

APPROVED _____ DEFERRED _____ DENIED _____

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

APPROVED _____ DEFERRED _____ DENIED _____

F. P.C. Case #23-11-20 CANYON CREEK PLANNED UNIT DEVELOPMENT

General Location: 7095 Burr St.

Petitioner(s): Olthof Homes

Request: 6-Month Extension of the Primary Approval to obtain Secondary Approval
for Phase 3

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #23-10-17 Resubdivision of Lot 1 of Lowe's Subdivision
(Proposed: Crew Car Wash)
Primary Approval of a 2-Lot (C-3) Highway Commercial Subdivision and U.S. 41
Commercial Corridor Overlay District Development Plan

APPROVED W/CONTINGENCIES (4-0) 10/2/23

B. Correspondence

IV. ADJOURNMENT