



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**REVISED AGENDA
PLAN COMMISSION PUBLIC MEETING
MARCH 1, 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 February 1, 2021

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #20-7-6 OAK DISTRICT DEVELOPMENT PLANNED UNIT DEVELOPMENT, PHASE ONE

General Location: 317 U.S. 41

Petitioner(s): Oak District Development LLC – Dan Tursman, Luke Family Brands

Represented By: Torrenga Engineering, Gary Torrenga

Request: Secondary Approval of a 5-Lot (C-3, PUD) Highway Commercial Planned Unit Development and U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

**B. P.C. Case #21-3-3 PLAZA HEIGHTS ADDITION, LOT 2
PLANNED SIGNAGE DISTRICT AMENDMENT**

General Location: 1906-1912 U.S. 41 – Plaza Heights Addition, Lot 2

Petitioner(s): Feras Musleh & Mohammed Musleh

Represented By: Attorney James L. Wieser – Wieser & Wyllie LLP

Request: Amendment to the original Planned Signage District Amendment

APPROVED _____ DEFERRED _____ DENIED _____

C. P.C. Case #21-3-4 APPLE TREE ESTATES, UNIT 2

General Location: South side of 77th Ave., near June Dr.
(Venzke Subdivision, Block 1, Lots 16, 19, 21-27 &
Venzke Subdivision, Block 2, Lots 16-27 and Vacated Venzke Rd)

Petitioner(s): Applewood LLC, Richard Kortenhoven

Represented By: DVG Engineering, Doug Rettig

Request: Primary Approval of a 13-Lot (R-1) Residential Subdivision W/Waiver of
Storm Drainage Control Ordinance No. 1708/1708A, Title X, Section 8,
Paragraph L

APPROVED _____ DEFERRED _____ DENIED _____

**D. P.C. Case #21-3-5 LINCOLN KNOLLS SUBDIVISION, LOT 14, BLOCK 1
(PROPOSED: PARKING LOT)**

General Location: 38 Lincoln Dr. – Lincoln Knolls Subdivision, Lot 14, Block 1

Petitioner(s): JAAK Holdings, LLC

Represented By: DVG Engineering, Robyn Pappenheim

Request: Primary Approval of the U.S. 30 Commercial Corridor Overlay District
Development Plan

APPROVED _____ DEFERRED _____ DENIED _____

E. P.C. Case #21-3-6 AUTOZONE

General Location: 2014 U.S. 41 – M.R. Hudson’s Addition

Petitioner(s): AutoZone, Inc.

Represented By: Prism Engineering, Jason Hall/Nick West

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

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Findings of Fact

1. P.C. Case #21-2-1 PLAZA HEIGHTS ADDITION, LOT 2

Primary Approval of the U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONDITIONS (7-0) 2/1/21

2. P.C. Case #21-2-2 WALMART

Primary Approval of the U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONDITIONS (7-0) 2/1/21

B. Correspondence

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@schererville.org