



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
JUNE 3, 2019 – 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Plan Commission Public Meeting Minutes of May 6, 2019

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case#19-6-7 THREE ROSES ADDITION

General Location: 7221 & 7217 Fawn Valley Dr.
Fawn Valley Subdivision, Lots 8 & 9

Petitioner(s): David & Hollie Eenigenburg

Request: Primary Approval of a 1-Lot (R-1) Residential Subdivision W/Waiver of Storm Water Drainage Control Ordinance No. 708/1708A, Title III, Section 2 – Regarding storm water detention – requesting no detention

Approved _____ Deferred _____ Denied _____

B. P.C. Case #19-6-8 CULVER'S OF SCHERERVILLE

General Location: 980 W. Lincoln Hwy.
Fountain Park Resubdivision of Lot 8, Lot 1

Petitioner(s): Scher RE 980, LLC – Mike Wondaal

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

Approved _____ Deferred _____ Denied _____

III. COMMISSION BUSINESS

A. Findings of Facts:

1) **P.C. Case #13-9-19 Boulevard Square**

U.S. 41 Commercial Corridor Overlay District Development Plan Review and determination if proposed change to the exterior of the facade constitutes a substantial change to the approved U.S. 41 Commercial Corridor Overlay District
REVISION APPROVED AND NOT CONSIDERED TO BE A SUBSTANTIAL CHANGE TO THE APPROVED U.S. 41 COMMERCIAL CORRIDOR OVERLAY DISTRICT DEVELOPMENT PLAN APPROVED W/CONDITIONS (6-1) 5/6/2019

2) **P.C. Case #18-7-14 Southland Subdivision (Proposed: Crossroads Storage)**

12-Month Extension of Secondary Approval granted on September 10, 2018 for a 2 -Lot (G.I.) General Industrial Subdivision and U.S. 41 Commercial Corridor Overlay District Development Plan W/Waiver of the Subdivision Control Ordinance No. 1095, Title VI — Improvements, Section 4: Storm Drainage — Site will maintain existing conditions; and Waiver of the Storm Drainage Control Ordinance No. 1708 & 1708A — Site will maintain existing conditions and detention will not be created; Section 3, Paragraph J, Right -of -Way (Requesting 50 -foot right-of-ways
APPROVED W/CONTINGENCIES (7-0) 5/6/2019

3) **P.C. Case #19-5-5 Hall's First Addition**

Primary Approval of a 3-Lot (R-1) Residential Subdivision W/Waiver of Storm Water Drainage Control Ordinance No. 1708/1708A, Title III, Section 2 – Regarding storm water detention – requesting no detention

APPROVED W/CONTINGENCIES (7-0) 5/6/2019

4) P.C. Case #19-5-6

Deer Crossing

Primary Approval of a 1-Lot (R-1) Residential Subdivision W/Waiver of Storm Water Drainage Control Ordinance No. 708/1708A, Title III, Section 2 – Regarding storm water detention – requesting no detention

APPROVED W/CONTINGENCIES (7-0) 5/6/2019

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