



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**AUGUST 5, 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 July 1, 2019

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case#13-2-6 SHOPS ON MAIN SOUTH, LOT 2**

General Location: 155-185 U.S. 41

Petitioner(s): RB Schererville Crossings, LLC

Request: Secondary Review of the Final Development Plan of the Planned Unit Development and Planned Signage District

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**B. P.C. Case #19-7-10 TOWN SQUARE SHOPPING CENTER**

General Location: 36-138 U.S. 41

Petitioner(s): Pine Tree, LLC – Lee Pearson

Request: Secondary Approval of the proposed modifications to the approved U.S. 41 Commercial Corridor Overlay District Development Plan

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**C. P.C. Case #19-7-11 MOTOREX ADDITION**

General Location: 1306 Lincoln Hwy.

Petitioner(s): Nidal Taha and Assigns

Request: Secondary Approval of 1-Lot (C-3) Highway Commercial Subdivision W/Waivers of Storm Drainage Control Ordinance No. 1708/1708A; and U.S. 30 Commercial Corridor Overlay District Development Plan

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**D. P.C. Case #19-7-9 BOULEVARD SQUARE (Fascade Painting/LiqGo Signage)**

General Location: 1000 U.S. 41

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

Request: Secondary Approval of the proposed modifications to the approved U.S. 41 Commercial Corridor Overlay District Development Plan

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**E. P.C. Case #19-8-13 BOULEVARD SQUARE (Parking Lot Layout/Dumpster Enclosure(s)/ Landscaping/Up Your Alley Signage)**

General Location: 1000 U.S. 41

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

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

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**F. P.C. Case #19-8-14 MOODY DENTAL (Sidewalk along Lincoln Dr.)**

General Location: 11 U.S. 30

Petitioner(s): Bryan Van Ryn – Van Ryn Architects

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

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**G. P.C. Case #19-8-15 JOHNSON ADDITION – Earl’s Heating & Cooling  
(2-Story Bldg. to 1-Story/Detention Area)**

General Location: 5050 W. Lincoln Hwy.

Petitioner(s): Kenneth Christensen

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

Approved \_\_\_\_\_ Deferred \_\_\_\_\_ Denied \_\_\_\_\_

**III. COMMISSION BUSINESS**

A. Reschedule September 2, 2019 Plan Commission Public Meeting and Plan Commission Study Session to September 9, 2019 – 6:00 P.M.

**B. Findings of Facts:**

**1) P.C. Case #19-5-5 Hall’s First Addition**

Secondary 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 (6-0) 7/1/2019

**2) P.C. Case #19-7-9 Boulevard Square (Façade Painting & LiqGo Signage)**

Primary Approval of the proposed modifications to the U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED W/CONTINGENCIES (6-0) 7/1/2019

**3) P.C. Case #19-7-10 Town Square Shopping Center**

Primary Approval of the proposed modifications to the U.S. 41 Commercial Corridor Overlay District Development Plan

APPROVED W/CONTINGENCIES (6-0) 7/1/2019



4) P.C. Case #19-7-11 **MotorEx Addition**

Primary Approval of a 1-Lot (C-3) Highway Commercial Subdivision W/Waivers of Storm Drainage Control Ordinance No. 1708/1708A; and U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED W/CONTINGENCIES (6-0) 7/1/2019

5) P.C. Case #19-7-12 **Burr Street Fire Station Addition**

Primary Approval of a 1-Lot (IN) Institutional Subdivision W/Waivers of Storm Drainage Control Ordinance No. 1708/1708A

APPROVED W/CONTINGENCIES (6-0) 7/1/2019

C. 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@scherville.org](mailto:dsulek@scherville.org)