

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
SEPTEMBER 8, 2025**

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:00 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St. Schererville, IN.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: President Tom Anderson, Vice-President William Jarvis, Secretary Gary Immig, Mr. Myles Long, Mr. Bob Kocon and Mr. Chris Rak. *Mr. Tom Kouros arrived at 6:03 shortly after roll call.* Staff present: Town Manager Jim Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulk, Recording Secretary Megan Schiltz, Councilwoman Robin Arvanitis, and Mr. Mike Helmuth from NIES Engineering. Absent was: Attorney Christian Bartholomew. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of July 7, 2025

Mr. Kocon made a motion to approve which was seconded by Mr. Long and carried 6-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

**A. P.C. Case #25-6-13 Sherwood Forest Eighteenth Addition, Lot 12
(Nottingham Square Offices and Day Spa)**

General Location: 1802-1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 12

Petitioner(s): CSK Architects – Scott Goodwin

Request: Secondary Approval of a U.S. 30 Commercial Corridor Overlay District
Development Plan

Mr. Anderson stated that this case went before them last month and asked if there had been any changes since Primary Approval. Mr. Goodwin responded that the only comment he has is that the planters that were going to be put outside the buildings would now be attached to the ground so that they did not move. Mr. Anderson asked if there were any questions or comments from staff or board. There were none. Mr. Jarvis made a motion to approve P.C. Case #25-6-13 pursuant to all State, Local, and Federal Regulations and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Rak and carried 6-0.

Mr. Kouros arrived after motion was approved

B. P.C. Case #25-7-15 Sunset Plaza Addition

General Location: 1101 W. Lincoln Hwy.

Petitioner(s): Norma Herrera

Represented by: DVG Team, Inc. – Doug Rettig, P.E.

Request: Secondary Approval of a 2-Lot (C-3) Highway Commercial & (R-3)
Multi-family Residential Subdivision W/Waiver of Ordinance No. 2009,
regarding storm water detention

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering which stated that the application for the Subdivision Control Ordinance No. 1095, the submittal for Sunset Plaza Addition is in compliance for consideration by the Plan Commission for

Secondary Approval of a 2-Lot (C-3) Highway Commercial and (R-3) Multi-Family Residential Subdivision in P.C. Case #25-7-15, with waiver of Ord. No. 2009 requested. Mr. Doug Rettig, P.E. from Nies Engineering stated that they had received primary approval a few months ago and all they were doing was creating two lots to fit the two existing buildings. Mr. Anderson asked if there had been any changes since primary. Mr. Rettig replied there have not been. Mr. Jarvis made a motion to approved P.C. Case #25-7-15 pursuant to all State, Local, and Federal Regulations and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Long and carried 7-0.

C. P.C. Case #25-9-16 41° North Tavern

General Location: 8101 Wicker Ave.

Petitioner(s): Silken & Shivangi Patel

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

Manager Patrick Edwards of 41° North Tavern stated that he would be representing on behalf of the petitioners. Mr. Anderson stated that they were before them last month and that there were three items for this request; a message board sign, fence, and a roof trellis over the deck. Mr. Edwards replied that was correct. Mr. Anderson went on to say that at the Study Session it had been discussed that it may need to be sprinkled and was still under review. Mr. Edwards replied that was correct and that they would like to push forward with the installation of the framework itself; adding that if they could pin the walling until they received approval from the Fire Department. Mr. Anderson clarified that any approval would be contingent on the determination as to whether or not that would need to be sprinkled. Mr. Edwards responded that the determination was based off the fact that the sides were going to be closed in and wanted to start with the pole work in the rooftop, which would not need a sprinkler system because it is not closed in; furthermore, when the determination comes back from the Fire Department then the installation of the walls would take place along with a sprinkler system if need be. Mr. Anderson asked Mr. Gorman if that would meet with the approval of the Ordinance. Mr. Gorman questioned that if that were the case could the structure support an after the fact sprinkler system; and if so are there any systems out there on the product that have a sprinkler system in it. Mr. Eric Ebel from Undercover Outdoors replied that they are the installers for the structure pergolas and the answer was yes, the system could definitely have a sprinkler system integrated into them. Mr. Ebel went on to say that it was all heavy duty framework that the system could be fastened to; there are channels that the piping could be run through for sprinklers and have had systems that had fire sprinklers put in them. Mr. Rak asked if the system would be retrofitted with the sprinkler system once the framework was up, or would it all have to be done together. Mr. Ebel replied that it could be done after the framework was up and that in the few instances that they have had sprinklers put into the system, they erected the entire system and then the sprinklers had been integrated into it. Mr. Ebel added that was the order of it anyway. Mr. Rak wanted to clarify that it was standard that it would not all be done at one time. Mr. Ebel stated that was correct because it mounted underneath because the sprinkler heads have to be below the system.

Mr. Immig stated that he had missed the Study Session and then asked what the construction material was. Mr. Ebel replied it was one-hundred percent aluminum. Mr. Immig then asked if the louvers were motorized. Mr. Ebel replied that was correct. Mr. Kouros asked if this would be used year-round. Mr. Ebel responded that the idea was to make it much more usable throughout the year and that there would be glass walls that would raise and lower as needed. Mr. Anderson opened the matter to the floor. There being no comment the matter was closed to the floor and returned to the board. Mr. Jarvis asked if this project was under review with the Local or State Fire Marshall. Mr. Edwards replied it was with the Local Fire Department. Mr. Jarvis stated that it would also need to be approved by the State as well. Mr. Edwards responded that the Fire Department only need to approve if the fire sprinklers would be needed or not. Mr. Jarvis stated that came under the jurisdiction of the State. Mr. Gorman stated for the record that he had sent a 41° representative the code that showed under his review that it did require sprinklers and that the Town follows the State Fire Code so if they did not require it then they would need proof that it did not and how it does not have to follow code. Mr. Gorman went on to say that the Assistant Fire Chief was currently reviewing and would be going to State level for their opinion as well. Mr. Gorman went on to say that he was unsure if this would require a State Release and that the Town Building Inspector would need to weigh in on that; adding that the permit wouldn't be released until that was determined anyway. Mr. Jarvis wanted to clarify that they would be doing primary approval contingent upon the Fire Departments final designation. Mr. Anderson replied that was correct because the sign and fence both met the ordinance; the only question was the roof and a possible wall scenario which

would be contingent on the determination of the Fire Department as to whether it needed to be sprinkled or not. Mr. Jarvis made a motion to approve P.C. Case #25-9-16 pursuant to all State, Local, and Federal Regulations and that the final determination on sprinklers be the Schererville Fire Department. The motion was seconded by Mr. Kocon and carried 7-0.

D. P.C. Case #25-9-17 Crossroads YMCA

General Location: 221 U.S. Hwy 41 – Omni 41 First Addition, Part of East 854.92 ft. of Lot 1

Petitioner(s): Crossroads YMCA

Represented by: DVG Team, Inc. – Russ Pozen, P.E.

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

Mr. Russ Pozen, P.E. from DVG said that also with him were representatives of the YMCA as well as the architect for any questions. Mr. Pozen stated that the only change since the Study Session was with the site plan to provide pedestrian push buttons at the crosswalks to assist with traffic calming. Mr. Anderson asked if that was the only change. Mr. Pozen replied that was the only change. Mr. Anderson then opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the board. Mr. Jarvis stated that at the previous meeting it was brought up about aisle ways being tightened up. Mr. Rak responded that he had mentioned that just with the traffic coming straight off of U.S. 41 and that the pedestrian push buttons assisted with that. Mr. Pozen stated for the record that the current width of that drive was much bigger than what they would have because they will shrink that down to 25 ft. Mr. Pozen concluded that those two things would really help with traffic calming. Mr. Rak made a motion to approve P.C. Case #25-9-17 pursuant to all State, Local, and Federal Regulations and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Long and carried 7-0.

**E. P.C. Case #25-9-18 Fountain Park Subdivision Commercial
(Proposed: Floor & Décor)**

General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision, Lot 1 or the Resubdivision of Lot 5 and Part of Lot 8

Petitioner(s): Floor & Décor – Caitlin Pipkin, Development Manager

Represented by: Torrenga Engineering – Don Torrenga, P.E.

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

Mr. Don Torrenga, P.E. from Torrenga Engineering represented the petitioners. Mr. Torrenga stated that there have been no changes to what was previously presented. Mr. Torrenga said that the intention is to take the old Ashley Furniture store and remodel it for Floor & Décor. Mr. Torrenga added that there were some slight modifications to the parking lot and that he had spoken with them about what was requested with removing the speed bumps; adding that he was unsure if it was the speed bumps in front or behind the building. Mr. Anderson replied that the speed bumps in the front of the building have already been removed. Mr. Torrenga reminded the board that the other item that had been mentioned was power washing the west side of the building, which the property manager agreed to do. Mr. Anderson stated that one of the items was also the small islands on the north part of the parking lot being overgrown and making visibility hard. Mr. Torrenga replied that part of the plan that had been presented was the landscaping plan on those two islands which is to include low bushes; adding that three trees would remain and would be trimmed up high enough that the driver could see past them. Mr. Gorman informed the board that the signage plan had changed since the study session; upon our request they had eliminated a few signs that didn't really belong on this project. Mr. Gorman added that there would be a building sign on the east side, one over the overhead door, one on the west side of the building, and one at the monument sign by U.S. 41.

Mr. Anderson opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the board. Mr. Anderson verified that D-Bat would be moving out. Mr. Torrenga stated that D-Bat was going away and that the area would have a double door where the customer could pull in to load the merchandise. Mr. Rak made a motion to approve P.C. Case #25-9-18 pursuant to all State, Local, and Federal Regulations and that all fees paid

to the Town of Schererville be kept current. Mr. Jarvis seconded the motion with discussion to add that the landscaping would be addressed and that the power wash of the building would be handled. Mr. Anderson asked Mr. Rak if he would like to amend his motion. Mr. Rak stated that he would like to amend his motion to include the landscaping and power wash. Mr. Anderson asked Mr. Jarvis if he was still seconding the motion. Mr. Jarvis replied yes. The motion carried 7-0.

F. P.C. Case #25-9-19 Cedar Heights Addition

General Location: 1427 Austin Ave.

Petitioner(s): Housemart, Inc. – Bob Morris

Represented by: Torrenga Engineering – Don Torrenga, P.E.

Request: Primary Approval of a 1-Lot (R-2) Residential Subdivision W/Waiver of Storm Drainage Control Regulations Ordinance No. 2009, General Detention Basin Design Requirements – Requesting no basin

Mr. Anderson asked if proofs of publication were in order. Ms. Sulek replied they were. Mr. Anderson read correspondence from Neil J. Simstad of NIES Engineering that the application of the Subdivision Control Ordinance No. 1095, the submittal for Cedar Heights Addition was in compliance for consideration by the Plan Commission for Primary Approval of a 1-Lot (R-2) Residential Subdivision in P.C. Case #25-9-19, with waiver of Ordinance No. 2009 requested. Mr. Torrenga said that he was presenting on behalf of Mr. Stuart Allen of Torrenga Surveying. Mr. Torrenga stated that this is a 1-Lot subdivision and the intention is to add an addition and that all plans have been submitted. Mr. Torrenga went on to say that there have not been any changes to those plans since the last meeting. Mr. Anderson asked if they were taking a meets-and-bounds and turning this into a lot of record. Mr. Torrenga replied that was correct and that it is required by Ordinance. Mr. Anderson confirmed with Mr. Torrenga that they would be adding a detached garage at the end of the driveway. There being no questions from the board the matter was then opened to the floor. Mrs. Laura Okerstrom from 219 Bunker Dr. wondered if the request for no basin would somehow impact the rest of the parcel or rest of the land because the property goes back seven acres; adding that there is drainage there for the lots on the buildings around it. Mrs. Okerstrom then stated if it were just for the garage that is fine and just wonders if there are plans for construction behind. Mr. Anderson responded that the only thing they were there for was to turn this into a lot of record, it is meets-and-bounds from back when there were no lots of record. Mr. Anderson went on to say that they plan on putting up a garage and anything further they have would have to come to the Town to get permission. Mrs. Okerstrom thanked the board for their time. There being no further comments the matter was closed to the floor and returned to the board. Mr. Rak made a motion to approve P.C. Case #25-9-19 pursuant to all State, Local, and Federal Regulations and that all fees paid to the Town of Schererville be kept current. This was seconded by Mr. Kocon and carried 7-0. Mr. Anderson asked if they could move secondary approval to staff level. Mr. Gorman replied that they could. Mr. Jarvis made a motion that secondary gets moved to staff level on P.C. Case #25-9-19. This was seconded by Mr. Kocon and carried 7-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #25-5-8 Adlaka Commercial Addition
General Location: 7300-7310 W. Lincoln Hwy. – Fawn Plaza Addition
Petitioner(s): Sat Adlaka
Represented by: Torrenga Engineering & Surveying – Stuart Allen
Secondary Approval of a 4-Lot (C-3) Highway Commercial Subdivision and
U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 7/7/25

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

2. P.C. Case #25-6-9 Laura Lane, Lot 2 (Proposed: Office Building)
General Location: 1139 Caroline Ave. – Laura Lane Addition, Lot 2
Petitioner(s): CCI, II Inc. – Bob Gates
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District
Development Plan
APPROVED W/CONTINGENCIES (7-0) 7/7/25

Mr. Long made a motion to approve which was seconded by Mr. Rak and carried 7-0.

3. P.C. Case #25-6-10 Shoppes of Schererville, Lot 2
(Proposed: Raising Cane's Chicken Fingers)
General Location: 703 U.S. 41 – Shoppes of Schererville, Lot 2
Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group
Represented by: Premier Design Group – Debbie Stosz, Project Engineer and Raising Cane's Project Manager, Felicia Bevins
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 7/7/25

Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 7-0.

4. P.C. Case #25-6-11 Skyway Addition
General Location: 6523 W. Lincoln Hwy.
Petitioner(s): Abdulla Abdelqader – Skyway Real Estate Inc.
Represented by: Djordje Janjus – Janjus Construction
Secondary Approval of a 1-Lot (C-3) Highway Commercial and (R-3) Multi-family Residential Subdivision
APPROVED W/CONTINGENCIES (7-0) 7/7/25

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

5. P.C. Case #25-6-13 Sherwood Forest Eighteenth Addition, Lot 12
(Nottingham Square Offices and Day Spa)
General Location: 1802-1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 12
Petitioner(s): CSK Architects – Scott Goodwin
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 7/7/25

Mr. Kocon made a motion to approve which was seconded by Mr. Rak and carried 7-0.

6. P.C. Case #25-7-15 Sunset Plaza Addition
General Location: 1101 W. Lincoln Hwy.
Petitioner(s): Norma Herrera
Represented by: DVG Team, Inc. – Doug Rettig, P.E.
Request: Primary Approval of a 2-Lot (C-3) Highway Commercial and (R-3) Multi-family Residential Subdivision W/Waiver of Ordinance No. 2009, regarding storm water detention (requesting no detention required)
APPROVED W/CONTINGENCIES (7-0) 7/7/25

Mr. Rak made a motion to approve which was seconded by Mr. Long and carried 7-0.

B. Correspondence

There was none.

IV. ADJOURNEMENT

There being no further business, the meeting was adjourned at 6:32 P.M.

Respectfully Submitted,


Gary Imming, Secretary