

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
OCTOBER 6, 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

In the absence of Secretary Gary Immig, Mr. Jarvis made a motion that President Tom Anderson also act as secretary. This was seconded by Mr. Kocon.

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

C. Approve Minutes of the Plan Commission Public Meeting of September 8, 2025

Mr. Rak 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 #25-10-20 Appollo Group Addition, Lot 2

General Location: 847-997 U.S. 41
Appollo Group Addition, Lot 2

Petitioner(s): Rich Rueth

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

Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan of the underground utility work, retention pond,
removal of fencing from ditch, grading and landscaping

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering which stated the application of the Town of Schererville Subdivision Control and Stormwater Ordinances, the site development plan submittal related to sanitary sewer, storm water, and water utilities for Appollo Group Addition, Lot 2 is in compliance for consideration by the Plan Commission for Primary Approval of a U.S. 41 Commercial Corridor Overlay District in P.C. Case #25-10-20. The correspondence went on to say that the Photometric Plan, per Zoning Ord. 2004, Title XVII, Section 15, Part E., had not yet been submitted for review. Part of the eastern portion of the project is located in the floodplain and there are strips on the western side of the project which are identified as wetlands on the Lake County GIS. These should be addressed with Army Corps and delineated/permitted with IDEM/DNR prior to construction, as there a proposed improvements in both locations.

Mr. Anderson stated for the record that this matter had gone before them at the previous Study Session. Mr. Anderson asked Mr. Rich Rueth if he was looking to just get the utilities and retention pond in; and if he was still waiting to hear from the Army Corps. of Engineers. Mr. Rueth responded that was correct and that he just wanted to work on the front half to clean it up and get landscaping, sewer, water, and the retention pond in at this time. Mr. Anderson asked if there was any questions or comments from the board. There were none. 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. Jarvis stated that he believed it was a great idea to improve the land even though he could not build at this time. Mr. Anderson agreed that it was a good

solution to some of the issues that had been there. Mr. Anderson stated that he believed the Indiana Department of Environmental Management (IDEM) would need to sign off on the water main to go in. Mr. Rueth replied that was correct but only on the back half. Mr. Gorman responded that they would need to sign off on the front half. Mr. Gorman added that he would need to get permits from IDEM in order to put utilities in the ground and that his engineer should know that. Mr. Rueth replied that this lot had been plotted and that there had been buildings on it before; adding that he did not understand why he would need permission to put a sewer and water and a retention pond in. Mr. Gorman replied that he did need permission as well as a permit from them. Mr. Gorman added that was with every development that comes in. Mr. Jarvis asked if the board was only looking at the underground utility work, retention pond, and removal of fencing from the ditch, grading and landscaping at this time. Mr. Anderson replied that was correct and that the buildings would be dependent on the wetlands. Mr. Jarvis made a motion to approve P.C. Case #25-10-20 pursuant to all State, Local, and Federal Regulations, and that all fees paid to the Town of Schererville be kept current.

Mr. Rak asked that if there needed to be a permit from IDEM because NIES Engineering stated that there is something on the western part where they were working; would they need to have something in the motion that said no work could be done until that permit was obtained. Mr. Jarvis asked if they would want the IDEM permit to cover only the utilities for sewer and water so that he could continue with the landscaping and removal of fence. Mr. Rak stated that in his opinion the permit would need to be in place before anything could get started because it would cover everything. Mr. Rak went on to say that the western portion of the property they were in had a letter from NIES Engineering that there was something in the wetlands or delineated area; and that in his opinion it would need to be taken care of before any work was started. Mr. Jarvis stated that he understood a permit would be required for the utilities but did not think it should be restrictive to stop him from planting trees or anything else to beautify the property, but that he would amend his motion. Mr. Anderson stated that he was also putting in a retention pond. Mr. Rak said that if it was procedure to have the permit in place first, even if he is putting a retention pond in, they would need to know what IDEM had to say about that. Mr. Helmuth stated that if he was doing work on a retention pond or removing a fence from the ditch, IDEM would need to know about it. Mr. Jarvis stated that he would like to amend his motion to approve that. Mr. Anderson stated that they had an amended motion. Mr. Rak asked if the amended motion would have to be stated or if they could just go off of what he had previously stated. Mr. Jarvis replied that they could say it was included in that motion. The motion was seconded by Mr. Kocon and carried 6-0. Mr. Anderson stated to Mr. Rueth that this was approved but to be sure to get with IDEM before digging any holes.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. 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
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (6-0) 9/8/25

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

2. 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 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) 9/8/25

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

3. P.C. Case #25-9-16 41° North Tavern
General Location: 8101 Wicker Ave. – Eagle River Northwoods Addition
Petitioner(s): Silken & Shivangi Patel
Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (7-0) 9/8/25

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

4. P.C. Case #25-9-17 Crossroads YMCA
General Location: 221 U.S. Hwy 41 – Omni 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
APPROVED W/CONTINGENCIES (7-0) 9/8/25

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

5. P.C. Case #25-9-18 Fountain Park Subdivision Commercial/Floor & Décor
General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision, Lot 1 of the Resubd. of Lot 5 and Part of Lot 8
Petitioner(s): Floor & Décor – Caitlin Pipkin, Development Manager
Represented by: Torrenge Engineering, Don Torrenge, P.E.
Request: Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 9/8/25

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

6. P.C. Case #25-9-19 Cedar Heights Addition
General Location: 1427 Austin Ave.
Petitioner(s): Housemart, Inc. – Bob Morris
Represented by: Torrenge Engineering, Don Torrenge, P.E.
Request: Primary Approval of a 1-Lot (R-2) Residential Subdivision W/Waiver of Storm Drainage Control Regulations No. 2009, General Detention Basin Design Requirements – Requesting no basin
APPROVED W/CONTINGENCIES (7-0) 9/8/25

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

B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:11 P.M.

Respectfully Submitted,


Gary Immig, Secretary