

**PLAN COMMISSION  
STUDY SESSION NOTES  
NOVEMBER 3, 2025**

**I. CALL TO ORDER**

The Plan Commission Study Session was called to order at 6:38 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

**A. Pledge of Allegiance**

President Tom Anderson stated that the Pledge of Allegiance was recited at the Plan Commission Public Meeting.

**B. Roll Call**

President Tom Anderson stated that the Roll Call would stand from the Plan Commission Public Meeting.

**II. COMMISSION BUSINESS**

**A. Anna Street Second Addition**

General Location: 143 W. Joliet St.

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Waivers/Variance(s) of the Joliet Street Overlay District and Storm Water Control Regulations

Mr. James Gorman reminded the board that at the Study Session last month he had mentioned they would be coming in for a 1-Lot Subdivision and would also ask for waivers of the Storm Water Ordinance. Mr. Gorman went on to say that they had met all the retention pond requirements; however, variances are required to meet the setbacks once it becomes a 1-Lot Subdivision because it was an odd shaped parcel. Mr. Gorman said that they would be before the Board of Zoning Appeals at the end of the month to ask for three variances on this project. Mr. Gorman stated that the first variance would be for the front yard setback, the maximum allowed in the Joliet St. Overlay District was 15 ft. but this project would require a 300 ft. setback. Mr. Gorman added that the second variance would be because they would not meet the side or rear yard setbacks that have a maximum allowance of 12 ft. Mr. Gorman then stated that the third variance would be for the entryway with a maximum allowance of 40 ft. from the right-of-way and would need approximately 300 ft. or more. Mr. Gorman went on to say that he wanted to mention the next steps so that they could move forward on this project. Mr. Anderson asked if the only waiver that would be required was for Storm Water Control. Mr. Gorman replied that was correct and that they would also need it for the setbacks; adding that they would be coming back before the Plan Commission on December 1<sup>st</sup> for the 1-Lot Subdivision Approval. Mr. Jarvis asked if there would be engineering for this project. Mr. Gorman responded that it was still ongoing; the Town Engineers are currently working on the site plan for engineering and the architects are currently working on the actual building. Mr. Anderson asked if there were any more questions or comments from the board. There were none. Mr. Gorman thanked the board and stated that he will see them in December.

**B. Johnson Addition – Earl's Heating & Air Conditioning**

General Location: 5050 W. Lincoln Hwy. – Johnson Addition, Lot 1

Petititoners(s): Ken Christensen – Earl's Heating & Cooling  
Larry Luebecke – Homes of the 21<sup>st</sup> Century Builders

Request: U.S. 30 Commercial Corridor Overlay District Development Plan Review

Mr. Anderson stated that this had gone before them a while ago and had received approval but COVID had hit and everything was put on hold. Mr. Ken Christensen from Earl's Heating & Cooling that they had received approval on August 14, 2019 and would like to get started on the shells for the front and the barn before the ground froze. Mr. Anderson verified with Mr.

Christensen that they would still be doing the same thing as what had been approved. Mr. Gorman asked if the signage would stay the same. Mr. Christensen replied that they would be going for a variance for a larger sign eventually but would have a small sign for now. Mr. Gorman questioned that it would not be the same as the original plan. Mr. Christensen responded that it was the same as the original plan. Mr. Christensen added that the only change was that he had sold the company and was no longer Earl's Heating & Cooling; the name would be the land company which is the property it was in. Mr. Anderson asked Attorney Bartholomew if it would be an issue with just the name change because there were no changes to the building. Attorney Bartholomew asked if this was a new petition on file. Mr. Gorman replied it was not. Mr. Anderson stated that the plan was approved prior to COVID but did not move forward and would like to do so now, with the exact same plan as what was previously approved. Mr. Anderson added that they did not want to make them jump through all the hoops if it stayed the same. Mr. Bartholomew wanted to verify that it was approved under a different owner. Mr. Christensen replied that it is the same owner because he still owns the property. Mr. Bartholomew stated that he does not believe the business would have an impact on it. Ms. Sulek asked if the site plan had changed from what was previously proposed. Mr. Christensen replied that it had not. Mr. Gorman stated that the permit was presented to them and if he reviewed what was previously approved and what was submitted as a permit to make sure they were the exact same and then that could be one of the conditions. Mr. Anderson stated that as long as they were building exactly what was approved before then they could proceed. Mr. Christensen noted that the site plan showed the pole barn being 50 ft. when it was actually 88 ft. Mr. Anderson stated that they needed to review the permits. Mr. Jarvis asked if they could give them direction to submit to staff as long as everything stayed the same. Mr. Anderson replied yes and that as long as staff was happy and it was the same as previously approved they were ok to proceed; but if something changed they would need to come back. Mr. Christensen stated that they would get with Ms. Sulek and thanked the board for their time.

### **III. CORRESPONDENCE**

A.

### **IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:47 P.M.