

**PLAN COMMISSION
STUDY SESSION NOTES
DECEMBER 1, 2025**

I. CALL TO ORDER

The Schererville Plan Commission Study Session was called to order at 6:32 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. Shoppes of Schererville, Lot 1 (Proposed: Crunch Fitness) F/K/A: Jo-Ann Fabrics

General Location: 715 U.S. 41 – Shoppes of Schererville, Lot 1

Petitioner(s): Fit Fusion Team – Bart Jackson

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Mr. Chirag Patel approached the podium and stated that he is one of the partners of Crunch Fitness. Mr. Anderson then verified that this location is the old Jo-Ann Fabrics. Mr. Anderson asked if the architecture would stay the same and that they would just be changing the colors and putting up a 150 sq. ft. deep fascia sign. Mr. Patel replied that was correct and that there would also be a pylon sign on U.S. 41. Mr. Anderson questioned if the trash enclosure was existing or if it was new. Mr. Patel responded that there currently is not a trash enclosure and that they would add the enclosure and have it match the rest of the building. Mr. Anderson then asked where the enclosure would be going. Mr. Patel replied that it would be in the back of the building on the east side. Mr. Rak asked if it would be located by the loading dock. Mr. Patel stated that was correct. Mr. Rak then verified that there would not be any exterior changes to the building other than the color change. Mr. Patel added that the sign would be changing as well. Mr. Anderson asked what the timeline would be. Mr. Patel stated that he hoped to be open in March 2026 and that everything is preliminary at the moment. Mr. Immig asked if this would be the only location or if it was a franchise. Mr. Patel replied that Crunch Fitness is a franchise and that this would be his third location with two currently under construction. Mr. Patel went on to say that there are nine other locations that are currently open for business; and that there are about 450 operating locations throughout the country. Mr. Immig asked if it would be open 24/7. Mr. Patel replied that it would be. Mr. Anderson asked what the square footage of the building was and what the average size of most Crunch Fitness buildings were. Mr. Patel stated that this building is around 34,000 sq. ft. and the first location is about 26,000 sq. ft.; but all newer locations will over 30,000 sq. ft. Mr. Long asked how many members they had and what the average number of members would be on any given day. Mr. Patel replied that based on previous locations a daily check-in would be about 800 -1,000 members; and that there are around 6,000 members currently. Mr. Kouros asked if there would be enough parking with so many daily members. Mr. Gorman replied that he did not know what the average number would be prior to this meeting; but it would be shared parking for the whole complex. Mr. Patel added that the number of parking spaces in this complex seem to be a similar amount to the other locations and that they do not have any parking problems. Mr. Kouros questioned if the entire 34,000 sq. ft. would just be for Crunch Fitness and would not be broken up into different spaces. Mr. Patel stated it would all be Crunch Fitness.

Mr. Kouros asked if the majority of the business was weights. Mr. Patel replied that there would be some free weights but would have some Olympic platforms with machines and cardio. Mr. Patel went on to say that they will have a group fitness such as a hot yoga studio,

two zone turf areas, and a cycling studio. Mr. Patel continued on that there would also be relax and recover amenities such as tanning, red light therapy, hydro massage as well as regular massage chairs, infrared sauna, and personal training. Mr. Immig asked if most health clubs this size have the same kind of volume with 800 – 1,000 members a day. Mr. Patel responded that he could not speak for other fitness places but for Crunch Fitness that is a normal average number. Mr. Anderson stated that it looked good to him and asked if there were any comments or concerns. There were none.

B.

III. CORRESPONDENCE

A.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:39 P.M.