



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
PLAN COMMISSION PUBLIC MEETING
JANUARY 5, 2026 - 6:00 P.M.
10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

Town Council Appointed
PLAN COMMISSION
4-Year and 1-Year Terms

Thomas Anderson 2025 President 1/1/2026-12/31/2026	Tom Kourou 2025 Member 1/1/2024 -12/31/2027
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William Jarvis 2025 Vice-President 1/1/2022 - 12/31/2029	Myles Long 2026 Member 1/1/2026 -12/31/2026
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Gary Immig 2025 Secretary 1/1/2023 -12/31/2026	Chris Rak 2026 Member 1/1/2026 -12/31/2026
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Robert Kocon 2025 Member 1/1/2025 - 12/31/2028
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I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Introduction of Members
- C. Election of Officers
- D. Appointment of Attorney
- E. Appointment of Town Engineer
- F. Appointment to Board of Zoning Appeals
- G. Approve Minutes of the Plan Commission Public Meeting of December 1, 2025

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #25-12-23 Anna Street Second Addition

General Location: 143 W. Joliet St.

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

Request: Primary Approval of a 1-Lot (INST) Institutional Subdivision W/Waivers of the Storm Drainage Control Ordinance No. 2009 Regulations:

Chapter Five, Paragraph A, Entitled: Design Storm Frequencies

- 6) A minimum of 25 feet from top of the bank on each side of a new channel shall be designated on the recorded plat as a Drainage Easement. No landscaping is allowed within any Drainage Easement, except for a minimum 25-foot width of filter strip or suitable grass that shall be installed along the top of bank.

Chapter Five, Paragraph G, Entitled: Drainage and Swales

- 6) A minimum of 20 feet along the swale (10 feet from each side of the centerline) must be designated on the recorded plat as Drainage Easement.

Chapter Six, Paragraph D, Entitled: General Detention Basin Design Requirements

- 13) A minimum of twenty (20) feet horizontally from the top of bank of the facility, or the 100-year pool if no defined top of bank is present, shall be dedicated as permanent storm water easement if the above-noted boundary of the common area does not extend that far: Within this easement area, no trees shall be planted within 50 feet of any pipe outlet entering the pond or the outlet for the pond.

In addition, an exclusive easement to assure access to the pond from an adjacent public street/right-of-way shall be required. No above-ground utilities or other obstruction that may hinder access shall be allowed within the exclusive access easement. Additional access easements may be required for larger ponds.

APPROVED _____ DEFERRED _____ DENIED _____

B. P.C. Case #25-12-24 Shoppes of Schererville, Lot 1 – Crunch Fitness

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

Petitioner(s): Fit Fusion Team – Bart Jackson

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

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS

A. Cancellation of the January 19, 2026 Plan Commission Study Session

B. Correspondence

IV. ADJOURNMENT