

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
FEBRUARY 3, 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. Robert Kocon, and Mr. Chris Rak. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Christian Bartholomew, and Councilwoman Robin Arvanitis. Absent was Mr. Tom Kouros. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of January 6, 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 #25-2-1 BP Gas Station/Quick Run Convenient Mart

General Location: 5601 U.S. Hwy. 30 – Burr Street Crossing, Lot 4

Petitioner(s): Lucky Business, Inc.

Represented by: DVG Team, Inc. – James Hus, Jr. PE

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

Mr. James Hus from DVG Engineering informed the board that also present were members of the Quick Run Convenient Mart, as well as Principal Architect Ted Rohn of Rohn Associates. Mr. Hus stated that they had gone before the board last month at the Plan Commission Study Session, regarding the reconstruction and rebranding of an existing nonoperational gas station; located at the southwest corner of U.S. Hwy 30 and Burr St. Mr. Hus went on to say that Lucky Business intends to perform a ground up reconstruction of the property; the existing storage tanks and all pavement would be removed and replaced; the carwash would be completely demolished but not replaced. Mr. Hus added that the driveways would remain almost identical in foot and width, and that the site would circulate as the previous site did; adding that very little had changed since the Study Session. Mr. Hus said that the new station would provide fourteen fueling stations, two to three EV charging stations, and a much more modern 4,600 sq. ft. convenience store. Mr. Hus added that there were a few comments made on the engineering plans that were submitted to the Town; there were some lighting comments so they had removed some fixtures around the exterior of the parking lot to adhere to the Town requirements. Mr. Anderson read correspondence from Neil J. Simstad, P.E. with Nies Engineering, which stated that 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 is in compliance for consideration by the Plan Commission for Primary Approval of a U.S. 30 Commercial Corridor Overlay District; and that there was an addendum that the lighting did meet code.

There being no comments from the board, the matter was then opened to the floor. There being no comments the matter closed to the floor and returned to the board. Mr. Jarvis asked if a couple lights would be left on at night in case someone wanted to fuel. Mr. Hus replied that

part of the lighting change was to eliminate the border off US 30 and Burr St., the canopy lights would remain on, as well as two small fixtures; one at the north west building corner and one at the south east corner, which are generously situated away from the southern property line. Mr. Hus stated that he did not know the specifics on how the lighting would operate, but was fairly certain the canopy lights themselves would remain on. Mr. Jarvis responded that he would assume that they would want to do the canopies and maybe a couple pumps at night when they were closed. Mr. Hus then stated that there were light fixtures 360 degrees around the canopy. Mr. Hus went on to say that the eastern and western ends would remain lit, but would be slightly turned down at night so that the lights would not spill over onto the adjacent property. Mr. Jarvis asked if there would be an air filling station. Mr. Hus replied that there would be. Mr. Jarvis then asked if the dumpster would be located west of the main building. Mr. Hus replied that was correct and that it was congruent with the finish of the convenience store. Mr. Anderson asked if there would be screening on the south and west side of the landscaping. Mr. Hus replied that was correct. Mr. Immig asked what the plan was with the underground storage tanks. Mr. Hus stated that they would be replaced with brand new tanks in a very similar location to where they are currently; just north west of the convenience store. Mr. Hus added that the tanks would be completely removed and the soil around it would be remediated. Mr. Immig asked why they would be removed and if they were leaking. Mr. Hus replied that they were not leaking but were aged. Mr. Shamir Manhani, one of the owners of Lucky Business Inc., stated that when they had purchased the property, the premium line was not working and had a leak around the pump that needed to be replaced. Mr. Manhani went on to say that he did not want to fix, replace, or open it again so the line had been shut down for a while. Mr. Manhani added that although the premium was not available, the tanks were not leaking and were all in good shape. Mr. Manhani stated that they had submitted an application with IDEM and received approval to get the tanks removed and replaced. Mr. Jarvis asked if they would have a tank monitoring system on the tanks. Mr. Manhani replied they would and that they were compliant; there was a couple of inches of gas still remaining that had been pulled out so there was not any product in the tank right now. Mr. Rak made a motion to approve P.C. Case #25-2-1 pursuant to all State, Local, and Federal regulations, and that all fees be kept current. This was seconded by Mr. Kocon and carried 6-0.

B. P.C. Case #25-2-2 6919 West Lincoln Hwy.

General Location: 6919 West Lincoln Hwy. – CSK Addition, Lot 1 Excluding the S. 900-Feet

Petitioner(s): CSK Property, LLC

Represented by: Town of Schererville – James M. Gorman, Town Manager

Request: Rezone from (C-3) Highway Commercial and (R-1) Residential to all (C-3) Highway Commercial

Mr. Anderson asked Attorney Bartholomew if there were proofs of publication. Attorney Bartholomew stated that there were and that the next four cases were all good on publication and notice. Mr. Gorman said that this had been discussed at the last Study Session and would like to talk about all four cases, although they would be voted on separately. Mr. Gorman stated that the diagram on the overhead showed the CSK Property on Route 30 with the northern part of that property marked as Lot 1. Mr. Gorman went on to say that the Town purchased the rear 900 ft. of that property, excluding the hashed area to the south, as well as the property south of the one next to that which is Mr. Kortenhovens' property. Mr. Gorman stated that before the Town had purchased that property, with the exception of the northern 300 ft., it was zoned (R-1) residential; the property to the north of that was (C-3) Highway Commercial. Mr. Gorman went on to say that the Town had purchased the properties in 2016 to be part of the Illiana Park zoned (INST) Institutional. Mr. Gorman said that the property owner wanted to see if they could make all of his remaining property into (C-3) Highway Commercial instead of having two different zones. Mr. Gorman added that item **B** would be to rezone from (C-3) Highway Commercial and (R-1) Residential into all being zoned as (C-3) Highway Commercial. Mr. Gorman stated that the same thing would be for the property to the east of that, which is the second property, where he was left with two zones; (C-3) Highway Commercial, by ordinance, and then a small piece of (R-1) Residential. Mr. Gorman went on to say that part of the agreement when the owner was looking to sell was to see if they could do the same thing, which would be item **D**. Mr. Gorman added that they were looking to rezone the back two properties from (R-1) Residential to (INST) Institutional. Mr. Anderson wanted to verify that 6919 W. Lincoln Hwy and 6909 W. Lincoln Hwy were both owned by separate entities and are then looking to "clean up" what they did not sell to make zoning consistent

with (C-3) Highway Commercial; and that the remaining 900 ft. on both lots which was owned by the Town would be for the Illiana Park. Mr. Gorman replied that was correct and that if the property owner was left with (R-1) Residential in the middle there would be not access and would not make sense. 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. Rak made a favorable recommendation of P.C. Case #25-2-2 to the Town Council. The motion was seconded by Mr. Long and carried 6-0.

C. P.C. Case #25-2-3 Part of 6919 West Lincoln Hwy.

General Location: Part of 6919 West Lincoln Hwy. – South 900 Feet of CSK Addition, Lot 1

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

Request: Rezone from (R-1) Residential to (INST) Institutional

For discussion see item B. Mr. Rak made a favorable recommendation of P.C. Case #25-2-3 to the Town Council. The motion was seconded by Mr. Long and carried 6-0.

D. P.C. Case #25-2-4 6909 West Lincoln Hwy.

General Location: 6909 West Lincoln Hwy. – Excluding the S. 900 Feet

Petitioner(s): Lincoln Properties, LLC

Represented by: Town of Schererville – James M. Gorman, Town Manager

Request: Rezone from (C-3) Highway Commercial and (R-1) Residential to all (C-3) Highway Commercial

For discussion see item B. Mr. Rak made a favorable recommendation of P.C. Case #25-2-4 to the Town Council. The motion was seconded by Mr. Long and carried 6-0.

E. P.C. Case #25-2-5 6909 West Lincoln Hwy.

General Location: South 900 Feet of 6909 W. Lincoln Hwy.

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

Request: Rezone from (R-1) Residential to (INST) Institutional

For discussion see item B. Mr. Rak made a favorable recommendation of P.C. Case #25-2-3 to the Town Council. The motion was seconded by Mr. Long and carried 6-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #24-12-6 Bank of America
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/6/2025

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

2. P.C. Case #24-12-7 First Federal Plaza Addition, Lot 2 (Proposed: 4-Unit Retail Bldg.)
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 1/6/2025

B. Correspondence

There was no correspondence.

IV. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:19 P.M.

Respectfully Submitted,



Gary Immig, Secretary