

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
APRIL 7, 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. Bob Kocon, Mr. Chris Rak, and Mr. Tom Kouros. Staff present: Town Manager James Gorman, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Christian Bartholomew and Councilwoman Robin Arvanitis. In the audience was Councilman Caleb Johnson.

C. Approve Minutes of the Plan Commission Public Meeting of March 3, 2025

Mr. Rak made a motion to approve which was seconded by Mr. Immig and carried 7-0.

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

Mr. James Hus from DVG Engineering stated that there had not been any changes to the project or the site since primary approval. Mr. Hus went on to say that he had filed with the Indiana Department of Environmental Management for the notice of intent to get a head start. Mr. Anderson asked when they planned to start deconstruction of the current gas station. Mr. Hus replied that the intent is to begin next month with demolition and construction to begin immediately after. Mr. Anderson asked if there were any questions from the staff or board. There were none. 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 paid to the Town of Schererville be kept current. This was seconded by Mr. Long and carried 7-0.

B. P.C. Case #25-3-6 Cline Commons, Lot 1 (Proposed: Scooter's Coffee)

General Location: 790 U.S. Hwy. 30 – Cline Commons, Lot 1

Petitioner(s): Grit and Grind Holdings, LLC

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

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

Mr. James Hus from DVG Engineering stated that there had not been any changes to the project since primary approval. Mr. Hus added that currently the architect for this project was working

on getting a state release for this project and that they hoped to open the business by the end of the year. Mr. Immig stated that there was currently a coffee place in Dyer that has a lot of issues with traffic that are impacting the neighboring businesses. Mr. Hus stated that the referred coffee store in Dyer is not Scooter's Coffee and that the issue is the circulation of the site. Mr. Hus went on to say that the existing Scooter's Coffee in St. John did not have any issues with traffic. Mr. Hus then said that they could have 15 cars queued off the property before impacting the other businesses in Cline Commons. Mr. Anderson asked if there were any questions or comments from the staff or board. There were none. Mr. Rak made a motion to approve P.C. Case #25-3-6 pursuant to all State, Local, and Federal Regulations, and that all fees paid to the Town of Schererville be kept current. This was seconded by Mr. Long and carried 7-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #25-3-6 Cline Commons, Lot 1 – Scooter's Coffee
Petitioner(s): Grit and Grind Holdings, LLC
Location: 790 U.S. Hwy 30 – Cline Commons, Lot 1
Primary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (6-0) 3/3/2025

Mr. Rak made a motion to approve which was seconded by Mr. Kocon and carried 7-0.


B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:06 P.M.

Respectfully Submitted,



Gary Immig, Secretary