

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
MAY 5, 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, and Mr. Cory Rak. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Bryan Bott, and Mr. Mike Helmuth from Nies Engineering. Absent was Mr. Tom Kouros. In the audience was Councilman Thomas Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of April 7, 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 #25-5-7 Canyon Creek Planned Unit Development, Phase 5

General Location: 7095 Burr St. – Canyon Creek Planned Unit Development

Petitioner(s): Olthof Homes – Jeff Yatsko

Request: Secondary Approval of an 18-Lot (Residential PUD) Subdivision

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering, which stated that the application for Subdivision Control Ordinance No. 1095, the Final Plat submittal for Canyon Creek PUD, Phase 5 is in compliance for consideration by the Plan Commission for Secondary Approval of an 18-Lot Residential PUD Subdivision. Mr. Jeff Yatsko stated that Olthof Homes is seeking Secondary Approval for Phase 5, which consisted of 16 lots and 2 outlots. Mr. Yatsko said that one outlot would contain a monument sign for the second entrance. Mr. Yatsko added that this would be the final phase of Canyon Creek and would complete the subdivision. Mr. Anderson opened the matter to the floor. There being no comments from the floor it returned to the board. Mr. Jarvis made a motion to approve P.C. Case #25-5-7. This was seconded by Mr. Long and carried 6-0.

B. P.C. Case #25-5-8 Adlaka Commercial Addition

General Location: 7300-7310 W. Lincoln Hwy. – Fawn Plaza Subdivision

Petitioner(s): Sat Adlaka

Represented by: Torrenga Engineering & Surveying

Request: Primary Approval of a 4-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Plan

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering, which stated that the application of the Town of Schererville Subdivision Control Ordinance, the Preliminary Plat is in compliance for consideration by the Plan Commission for Primary

Approval of a 4-Lot C-3 Highway Commercial Subdivision in P.C. Case #25-5-8; a site development plan related to grading plan, sanitary sewer, storm water, and water utilities for Adlaka Commercial Addition, Lots 1 and 4 has not yet been submitted for review for consideration by the Plan Commission for the U.S. 30 Commercial Corridor Overlay District in P.C. Case #25-5-8. Mr. Stuart Allen from Torrenga Engineering reminded the board that there had previously been discussion about the entryway and if there would be a culvert. Mr. Allen said that they would make sure that they have everything that they would need. Mr. Anderson asked if they were looking to add two entrances and exits at the north end because they would not be building on Lot 1 or Lot 4 at this time. Mr. Allen replied that was correct. Mr. Anderson asked if proofs of publication were in order. Attorney Bott replied that they were. Mr. Anderson opened the matter to the floor. There being no comments the matter returned to the board. Mr. Jarvis asked if a culvert was required coming in the western entryway. Mr. Allen replied that was correct and that there was a 6% slope going down from there. Mr. Allen added that it was lower than the road on the east side and then on the west side they would go up about 6% to get over the culvert that they would put in. Mr. Anderson asked if they would put something in there to stop people from cutting through the parking lot. Mr. Allen replied that they plan to put up a One Way Do Not Enter Sign because it was like they had one way entrances already. Mr. Rak made a motion to approve P.C. Case #25-5-8 pursuant to all State, Local, and Federal Regulations and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Long and carried 6-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #25-2-1 BP Gas Station/Quick Run Convenient Mart
Petitioner(s): Lucky Business, Inc.
Location: 5601 U.S. Hwy. 30 – Burr Street Crossing, Lot 4
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 4/7/2025

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

2. P.C. Case #25-3-6 Cline Commons, Lot 1 (Proposed: Scooter's Coffee)
Petitioner(s): Grit and Grind Holdings, LLC
Location: 790 U.S. Hwy. 30 – Cline Commons, Lot 1
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development Plan
APPROVED W/CONTINGENCIES (7-0) 4/7/2025

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

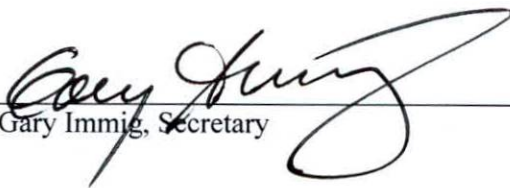
B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:10 P.M.

Respectfully Submitted,



Gary Immig, Secretary