

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
JULY 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, Councilwoman Robin Arvanitis, and Mr. Mike Helmuth from NIES Engineering. Absent was Director of Operations Andrew Hansen. In the audience was Councilman Thomas Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of June 2, 2025

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

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. P.C. Case #25-5-8 Adlaka Commerical Addition

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

Petitioner(s): Sat Adlaka

Represented by: Torrenga Engineering & Surveying – Stuart Allen

Request: Secondary 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 for the Subdivision Control Ordinance and the Final Plat is in compliance for consideration by the Plan Commission for Secondary Approval of a 4-Lot C-3 Highway Commercial Subdivision in P.C. Case #25-5-8. The letter went on to say that for clarity, 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. Mr. Anderson asked if there have been any changes since primary. Ms. Sulek replied that there have not been any changes. Mr. Anderson asked if there were any questions from the board. There were none. Mr. Jarvis made a motion to approve P.C. Case #25-5-8 pursuant to all State, Local, and Federal Regulations, that all fees paid to the Town of Schererville be kept current, and any stipulations from primary. This was seconded by Mr. Long and carried 7-0.

B. P.C. Case #25-6-9 Laura Lane, Lot 2 (Proposed: Office Building)

General Location: 1139 Caroline Ave. – Laura Lane Addition, Lot 2

Petitioner(s): CCI, II Inc. – Bob Gates

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

Mr. Anderson asked if there have been any changes from Primary. Ms. Sulek replied there have not been any changes. Mr. Anderson asked if there were any questions from the board. There were none. Mr. Rak made a motion to approve P.C. Case #25-6-9 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.

C. P.C. Case #25-6-10 Shoppes of Schererville, Lot 2 (Proposed: Raising Cane's)

General Location: 703 U.S. 41 – Shoppes of Schererville, Lot 2

Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group

Represented by: Premier Design Group – Debbie Stosz, Project Engineer and
Raising Cane's, Project Manager, Felicia Bevins

Request: Secondary Approval of a U.S. 41 Commercial Corridor Overlay District
Development Plan

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering, which stated that the application for the Town of Schererville Subdivision Control and Stormwater Ordinances, the site development plan submittal related to sanitary sewer, storm water, and water utilities for Shoppes of Schererville, Lot 2 (Raising Cane's Chicken Fingers) is in compliance for consideration by the Plan Commission for Secondary Approval of a U.S. 41 Commercial Corridor Overlay District in P.C. Case #25-6-10. Mr. Anderson asked if there have been any changes since primary. Ms. Sulek replied there were not. Mr. Anderson asked if there were any questions from the board. There were none. Mr. Jarvis made a motion to approve P.C. Case #25-6-10 pursuant to all State, Local, and Federal Regulations, that all fees paid to the Town of Schererville be kept current, and any stipulations from primary. This was seconded by Mr. Long and carried 7-0.

D. P.C. Case #25-6-11 Skyway Addition

General Location: 6523 W. Lincoln Hwy.

Petitioner(s): Abdulla Abdelqader – Skyway Real Estate Inc.

Represented by: Djordje Janjus – Janjus Construction

Request: Secondary Approval of a 1-Lot (C-3) Highway Commercial and (R-3)
Multi-family Residential Subdivision

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering, which stated that the application for the Town of Schererville Subdivision Control Ordinance No. 1095, the submittal for Skyway Addition is in compliance for consideration by the Plan Commission for Secondary Approval of a 1-Lot (C-3) Highway Commercial and (R-3) Multi-family residential Subdivision in P.C. Case #25-6-11. Mr. Anderson asked if there have been any changes since primary. Mr. Djordje Janjus from Janjus Construction replied that there were no changes. Mr. Anderson asked if there were any questions from the board. There were none. Mr. Rak made a motion to approve P.C. Case #25-6-11 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.

**E. P.C. Case #25-6-13 Sherwood Forest Eighteenth Addition, Lot 12
(Proposed: Nottingham Square Offices)**

General Location: 1802 – 1806 Robinhood Blvd.
Sherwood Forest Eighteenth Addition, Lot 2

Petitioner(s): CSK Architects – Scott Goodwin

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

Mr. Anderson stated that this matter had gone before them and had then been deferred due to the second building being changed. Mr. Scott Goodwin from CSK Architects responded that they had taken out the solid wall on the drive-thru and put in a 4 ft. fence with concrete planters around it. Mr. Goodwin went on to say that it is a decorative flower planter that would prevent vehicles from encroaching the fenced in area. Mr. Anderson opened the matter to the floor. There being no comments the matter was then closed to the floor and returned to the board. Mr. Jarvis stated that in the packet that was provided it showed that the flower planters only weighed 20.3 lbs. Mr. Goodwin said that would be without the soil and river rock which would be placed inside the planter. Mr. Goodwin added that the bottom of the concrete planter would be filled with bags of river rock to build up before the top soil would be added. Mr. Jarvis stated that the concern is to stop cars from invading where people would be, then asked if the planters would be anchored down. Mr. Goodwin replied that they would not be. Mr. Anderson asked if there would be 10-12 inches of stone in each planter. Mr. Goodwin replied that was correct. Mr. Anderson stated that would make each concrete planter a couple hundred pounds. Mr. Goodwin stated that was correct and that they do not have any head-on traffic because all vehicles would move parallel. Mr. Kouros asked if they were going parallel in each drive-thru lane. Mr. Goodwin replied that was correct. Mr. Jarvis asked if they would be removing the white drive-thru lanes. Mr. Goodwin replied that would not be an issue. Mr. Jarvis then asked if there would be seal coating or if they would put down more blacktop. Mr. Goodwin stated that it had not been discussed with his clients but would make sure that was taken care of. Mr. Jarvis made a motion to approve P.C. Case #25-6-13 pursuant to all State, Local, and Federal Regulations, that all fees be kept current, that the white stripes in the parking lot to the drive-thru be removed, and that the planters always hold rock in the base. This was seconded by Mr. Kocon and carried 7-0.

F. P.C. Case #25-7-15 Sunset Plaza Addition

General Location: 1101 W. Lincoln Hwy.

Petitioner(s): Norma Herrera

Represented by: DVG Team, Inc. – Doug Rettig, P.E.

Request: Primary Approval of a 2-Lot (C-3) Highway Commercial and (R-3) Multi-Family Residential Subdivision W/Waiver of Ordinance No. 2009, Regarding storm water detention (requesting no detention required)

Mr. Anderson read correspondence from Neil J. Simstad, P.E. from NIES Engineering, which stated that the application for the Town of Schererville Subdivision Control Ordinance No. 1095, the submittal for Sunset Plaza Addition is in compliance for consideration by the Plan Commission for Secondary Approval of a 2-Lot (C-3) Highway Commercial and (R-3) Multi-family residential Subdivision in P.C. Case #25-7-15, with a waiver of Ord. No. 2009 requested. Mr. Doug Rettig from DVG Engineering stated that he was there to request primary plat approval for a 2-Lot subdivision which is split into different zoning; C-3 for the north parcel and R-3 for the south lot. Mr. Rettig added that he was just seeking subdivision approval and not for site plan approval. Mr. Rettig went on to say that the property owner Norma Herrera has plans to remodel the north building in the future, and possibly remove and rebuild the south residential building in the future as well. Mr. Rettig then added that they met the zoning requirements for the lot sizes on both commercial and residential, and that there are no changes to the buildings at this time. Mr. Anderson stated that this went before them at the previous Study Session a few weeks ago. Mr. Rettig stated that was correct. Attorney Bartholomew stated for the record that all notices for this case were in order. Mr. Anderson opened the matter to the floor.

Mrs. Alexandra Suvajlo from 1101 Old Lincoln Hwy asked what “requesting no detention required” meant and if it had anything to do with storm water. Mrs. Suvajlo added that she owned the 8-unit building to the west of these lots and are getting a backup from the storm water and sewage. Mr. Rettig stated that because these buildings had been there for many years they would not be changing anything at this time. However if it were new construction, they would be required to do a storm water detention, but they are asking for the waiver because everything was existing. Mr. Rettig stated that when looking at the topography it showed that Mrs. Suvajlos’ building sat on top of a hill on the high side, while this property is on the low side; if there were any water issues it would be the other way around. Mrs. Suvajlo stated that she does not understand what the storm water detention comment on the Plan Commission Agenda was about. Mr. Rettig said that they were asking for a waiver from the ordinance to not have to provide detention because there was not detention provided when the buildings were built fifty years ago and they are leaving them as is. There being no further questions the

matter returned to the board. Mr. Kouros wanted to verify that if another building were to go up that they would have to revisit the drainage issue. Mr. Rettig stated that if they received the waiver, they would not need to provide a detention for the subdivision but would have to take it in consideration when they do the site plan. Mr. Helmuth stated that if they were going to add a building then they would need to revisit that. Mr. Gorman stated that would typically go through Planning & Building at that point. There being no further comments from the floor the matter was closed to the floor and returned to the board. Mr. Anderson wanted to be clear that there would not be any building or alterations at this point and that they were just looking to make this into a 2-Lot subdivision. Mr. Rettig replied that was correct, and that any remodeling to the front building or construction to the back lot would come before the board and would then review that waiver. Mr. Kouros asked if that comment would be a part of it or if it was a given. Mr. Gorman stated that was a given because they would have to account for the drainage on new construction. Attorney Bartholomew agreed. Mr. Kouros made a motion to approve P.C. Case #25-7-15 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. Rak and carried 7-0.

III. **COMMISSION BUSINESS**

Findings of Facts:

1. P.C. Case #25-6-9 Laura Lane, Lot 2 (Proposed: Office Building)
General Location: 1139 Caroline Ave. – Laura Lane Addition, Lot 2
Petitioner(s): CCI, II Inc. – Bob Gates
Primary Approval of a U.S. 30 Commercial Corridor Overlay District
Development Plan APPROVED W/CONTINGENCIES (5-0) 6/2/25

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

2. P.C. Case #25-6-10 Shoppes of Schererville, Lot 2
(Proposed: Raising Cane's Chicken Fingers)
General Location: 703 U.S. 41 – Shoppes of Schererville, Lot 2
Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group
Represented by: Premier Design Group – Debbie Stosz, Project Engineer and Raising Cane's Project Manager, Felicia Bevins
Primary Approval of a U.S. 41 Commercial Corridor Overlay District Development
Plan APPROVED W/CONTINGENCIES (5-0) 6/2/25

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

3. P.C. Case #25-6-11 Skyway Addition
General Location: 6523 W. Lincoln Hwy.
Petitioner(s): Abdulla Abdelqader – Skyway Real Estate Inc.
Represented by: Djordje Janjus – Janjus Construction
Primary Approval of a 1-Lot (C-3) Highway Commercial and (R-3) Multi-family
Residential Subdivision APPROVED W/CONTINGENCIES (5-0) 6/2/25

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

4. P.C. Case #25-6-12 Williamson Acres
General Location: 8407 Burr St.
Petitioner(s): Gary Lee Williamson
Primary Approval of a 1-Lot (R-1) Residential Subdivision
APPROVED W/CONTINGENCIES (5-0) 6/2/25

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

5. P.C. Case #25-6-14 Caleb's Addition
General Location: 113 W. Joliet St. – Caleb's Addition, Lot 1
Petitioner(s): RJ Construction – Isaac Johnson
Primary Approval of a Joliet Street Overlay District Development Plan
APPROVED W/CONTINGENCIES (5-0) 6/2/25

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

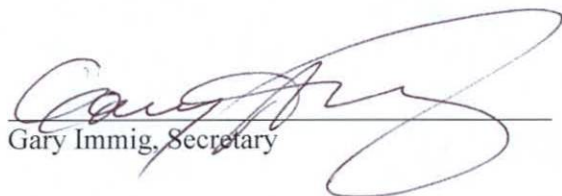
B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:28 P.M.

Respectfully Submitted,


Gary Immig, Secretary