

**PLAN COMMISSION
STUDY SESSION NOTES
SEPTEMBER 15, 2025**

I. Call To Order

The Plan Commission Study Session was called to order at 6:00 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following member 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, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, and Recording Secretary Megan Schiltz. In the audience were Councilmen Caleb Johnson and Tom Schmitt.

II. Commission Business

A. Apollo Group Addition, Lot 2

General Location: 847-997 U.S. 41 – Apollo Group Addition, Lot 2

Petitioner(s): Rich Rueth

Request: U.S. 41 Commercial Corridor Overlay District Development Plan Review

Petitioner Rich Rueth stated that he was requesting permission to begin construction on the next phase of the property known as 847, which is the old building that was started at 999 US 41. On the projector screen, Mr. Rueth showed photos of the old mixing plant that had been demoed; along with several photos of all slabs, footings, and other various concrete that had been dug out from the old building. Mr. Rueth went on to say that all of the concrete had been crushed and segregated to scrap the rebar that was in it. Mr. Rueth said that they would be extending the sewer line over to the property line; then showed a large concrete slab foundation from the previous building that was on the middle of the sewer line. Mr. Rueth added that the new building would have a similar architectural design as the existing building at 999 US 41; and then proceeded to show a mockup of what the new building could look like. Mr. Rueth informed the board that there is not an exact drawing of how the proposed building would look because they were waiting on FEMA's decision to give clearance on the floodplain; which contained approximately 10 ft. of existing foundation in the back of 847. Mr. Rueth stated that he had purchased a 48,000 sq. ft. building that was currently on a different area of the property; which would then be put on the front portion of the proposed building once FEMA approves the back portion. Mr. Rueth then showed a 125 ft. x 195 ft. area on the site plan where the previous building was located and the 10 ft. that is on the floodplain. Mr. Rueth added that they would still put a building in the front, but because they were still in discussion with FEMA he could not subdivide; making him unsure of where they would be going with the property lines. Mr. Rueth then said he was asking to go from the proposed buildings forward, running the water and sewer lines, doing landscaping, setting the elevations and finish grading.

Mr. Rueth stated that his intention is to give the entire property, as well as Smith Ready Mix, a second access in; adding that there could possibly be a third access in the back of the buildings once everything was completed. Mr. Rueth went on to say that there would be bushes around the pond and approximately 70 green giant arborvitae trees once the grade was up. Mr. Rueth continued that they would like to take the grade and the existing fence down near the bike trail, level off the dividing portion between the ditch and the property; then swoop it down and go up with the new elevations. Mr. Rueth added they would then seed that and put the arborvitaes on top to give more than adequate detention and compensatory storage. Mr. Rueth said that until they hear from FEMA they are just looking at the front section. Mr. Anderson asked if they were just looking to do the retention at the west end, address the parking, and the four buildings. Mr. Rueth replied that they would not be doing the four buildings until they heard back from FEMA. Mr. Anderson wanted to clarify that what was being shown was the design

if FEMA approved; if FEMA does not take the floodplain out, the buildings were going to change. Mr. Rueth confirmed adding that he would take 24,000 sq. ft. of the 48,000 sq. ft. building and move it forward; but if they were to put the water and sewer in there, they would put it far enough onto the 847 property to not interfere with the sewer water. Mr. Rueth concluded that all they were doing was extending the existing water and sewer that runs down the front of the warehouse. Mr. Jarvis asked if he had spoken with FEMA about doing a mitigation trade-off since he was doing the landscaping and the pond. Mr. Rueth replied that they had enough retention with the pond in the front and could also put a pond in the back area which would be more than enough to cover the entire property. Mr. Jarvis responded that he could get with FEMA and trade areas. Mr. Anderson asked if they were looking to start with the utilities. Mr. Rueth replied that was correct. Mr. Rueth added that he would like to get the underground and driveway done, trees and bushes laid out, pull the fence down with arborvitae up, and get the grade in as well as the sewer and water. Mr. Anderson asked if this case would need to come back for primary approval for just the utilities. Ms. Sulek replied that was correct. Mr. Anderson stated to get with Ms. Sulek to get on the agenda and have Torrenga get the engineering plans to the Town Engineer.

III. Correspondence

A. There was no correspondence

IV. Adjournment

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