

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
DECEMBER 2, 2024**

I. CALL TO ORDER

The Plan Commission Public Meeting was called to order at 6:01 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, and Recording Secretary Megan Schiltz. Absent were Mr. Tom Kouros and Attorney Alfredo Estrada. In the audience were Councilmen Caleb Johnson and Thomas Schmitt.

C. Approve Minutes of the Plan Commission Public Meeting of November 4, 2024

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 #24-12-6 Bank of America

General Location: 341 Indianapolis Blvd. – Oak District Planned Unit Development,
Phase 1, Lot 2

Petitioner(s): Allegro Civil Engineers – Lauren Marshall/Brian Emrich

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

Ms. Lauren Marshall from Allegro Civil Engineers represented the petitioners. Ms. Marshall informed the board that there had not been any changes from the Preliminary Meeting in November. Ms. Marshall stated that the dumpster had come up at the Study Session and wanted to reiterate for the record that a dumpster would not be needed. Ms. Marshall went on to say that the reason a dumpster had not been proposed, was that the bank had a private company that would come to collect all the trash and shredded documents for security reasons. Ms. Marshall added that the client was aware if a dumpster would be needed in the future, they would need to go before the board for approval. Mr. Jarvis asked if the engineering team had been up to speed on this project. Mr. Anderson replied that they did not have any letters from Nies Engineering. Mr. Gorman responded that this would be in the Overlay District. Mr. Anderson asked if it was correct that this had been engineered when the entire development was approved. Mr. Gorman stated that was correct, with the drainage and so forth. Mr. Anderson then opened the matter to the floor. There being no comments from the floor, the matter returned to the board. Mr. Jarvis asked if a motion would be needed to be contingent upon Proofs of Publication. Mr. Gorman stated that he had just received an email from Attorney Estrada apologizing for his absence; he had thought the Public Meeting had been canceled as well and not just the Study Session. Mr. Anderson stated that this would be located in the Overlay District and did not need to be advertised. Mr. Rak made a motion to approve P.C. Case #24-12-6 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.

B. P.C. Case #24-12-7 First Federal Plaza Addition, Lot 2

General Location: 1924 U.S. 41 – (F/K/A: Amarillo Roadhouse)
First Federal Plaza Addition, Lot 2

Petitioner(s): Tam & James Huynh

Represented by: Jeffrey W. Brant – Brant Construction Management, LLC

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

Mr. Jeffrey Brant from Brant Construction Management represented on behalf of the petitioners. Mr. Brant stated that there had not been any changes since the Study Session and would like to mention that they would repair the existing parking lot where there were some potholes; they also would reseal and restripe based on the submitted Site Plan. Mr. Brant continued to say that the square footage for the front signage of the 4 units would have a breakdown of 35 sq. ft., 35 sq. ft., 50 sq. ft. and then 35 sq. ft.; with the rear being 20 sq. ft. each. Mr. Brant said that the exterior of the building would be a black masonry with a gray dryvit material and glass. Mr. Anderson asked if the total square footage of the front would be 155 sq. ft. Mr. Brant replied that was correct and that he believed the requirements would be 150 sq. ft., so they would be just 5 ft. over. Mr. Brant added that the paving would also be brought up to code. Mr. Anderson then opened the matter to the floor. There being no comments from the floor, the matter returned to the board. Mr. Anderson asked what the plan would be for the monument sign. Mr. Brant responded that they would remove the current pylon sign and replace with landscape; and would then construct a monument sign on the south east corner with landscape around it as well. Mr. Anderson asked if the size of the monument sign meets ordinance. Ms. Sulek replied that it did. Mr. Jarvis made a motion to approve P.C. Case #24-12-7 pursuant to all State, Local, and Federal Regulations, that the parking lot be repaired up to current standards, that it be resealed and restriped, and that all fees to the Town of Schererville be kept current. This was seconded by Mr. Rak and carried 6-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. P.C. Case #24-9-5 Webb Genesis of Schererville
Secondary Approval of a U.S. 30 Commercial Corridor Overlay District Development
Plan APPROVED W/CONTINGENCIES (5-0) 11/4/2024

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

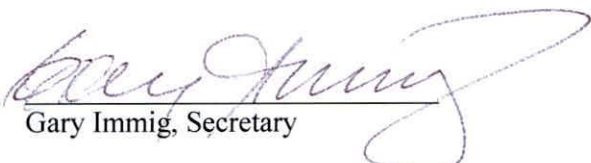
B. Correspondence

There was none.

IV. ADJOURNMENT

There being no further business, this meeting was adjourned at 6:13 P.M.

Respectfully Submitted:


Gary Immig, Secretary