



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

Town Council Appointed  
**PLAN COMMISSION**  
4-Year and 1-Year Terms

Thomas Anderson 2025 President 1/1/2025-12/31/2025  
Tom Kouros 2025 Member 1/1/2024-12/31/2027

William Jarvis 2025 Vice-President 1/1/2022-12/31/2025  
Myles Long 2025 Member 1/1/2025-12/31/2025

Gary Immig 2025 Secretary 1/1/2023-12/31/2026  
Chris Rak 2025 Member 1/1/2025-12/31/2025

Robert Kocon 2025 Member 1/1/2025-12/31/2028

**AGENDA**  
**PLAN COMMISSION PUBLIC MEETING**  
**DECEMBER 1, 2025 - 6:00 P.M.**  
**10 EAST JOLIET STREET**  
**SCHERERVILLE, IN 46375**

**I. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Plan Commission Public Meeting of November 3, 2025

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

**A. P.C. Case #25-12-23 Anna Street Second Addition**

General Location: 143 W. Joliet St.

Petitioner(s): Town of Schererville, James M. Gorman - Town Manager

Request: Primary Approval of a 1-Lot (INST) Institutional Subdivision W/Waivers of the Storm Drainage Control Ordinance No. 2009 Regulations:

Chapter Five, Paragraph G, Entitled: Drainage and Swales

- 6) A minimum of 20 feet along the swale (10 feet from each side of the centerline) must be designated on the recorded plat as Drainage Easement. (Requesting none)

Chapter Six, Paragraph D, Entitled: General Detention Basin Design Requirements

- 13) A minimum of twenty (20) feet horizontally from the top of bank of the facility, or the 100-year pool if no defined top of bank is present, shall be dedicated as permanent storm water easement if the above-noted boundary of the common area does not extend that far: Within this easement area, no trees shall be planted within 50 feet of any pipe outlet entering the pond or the outlet for the pond.

In addition, an exclusive easement to assure access to the pond from an adjacent public street/right-of-way shall be required. No above-ground utilities or other obstruction that may hinder access shall be allowed within the exclusive access easement. Additional access easements may be required for larger ponds.

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_  
10 EAST JOLIET STREET • SCHERERVILLE, IN 46375  
PHONE (219) 322-2211 • FAX (219) 865-5504  
[www.schererville.org](http://www.schererville.org)

### III. COMMISSION BUSINESS

- A. Review P.C. Case # 24-12-7 First Federal Plaza Addition, Lot 2  
General Location: 1924 U.S. 41 (F/K/A: Amarillo Roadhouse)  
Petitioner(s): Tam & James Huynh  
Represented by: Sara E.F. Gensburg, LTD – Betsy Gensburg, Architect  
Request: Review proposed amendment to the U.S. 41 Commercial Corridor Overlay District Development Plan (Approved, December 2, 2024)
- B. Findings of Facts:
1. P.C. Case #25-9-16 41° North Tavern  
General Location: 8101 Wicker Ave. – Eagle River Northwoods Addition  
Petitioner(s): Silken & Shivangi Patel  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/3/25
  2. P.C. Case #25-9-17 Crossroads YMCA  
General Location: 221 U.S. Hwy. 41 – Omni 41 First Addition, Part of East 854.92 ft. of Lot 1  
Petitioner(s): Crossroads YMCA  
Represented by: DVG Team, Inc. – Russ Pozen, P.E.  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/3/25
  3. P.C. Case #25-9-18 Fountain Park Subdivision Commercial (Proposed: Floor & Decor)  
General Location: 1516-1530 U.S. 41 – Fountain Park Subdivision, Lot 1 of the Resubdivision of Lot 5 and Part of Lot 8  
Petitioner(s): Floor & Décor – Caitlin Pipkin, Development Manager  
Represented by: Torrenga Engineering – Don Torrenga, P.E.  
Secondary Approval of a U.S. 41 Commercial Corridor Overlay District Development Plan  
APPROVED W/CONTINGENCIES (6-0) 11/3/25
  4. P.C. Case #25-10-20 Appollo Group Addition, Lot 2  
General Location: 847-997 U.S. 41 – Appollo Group Addition, Lot 2  
Petitioner(s): Rich Rueth  
(Amended) Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan – Regarding underground utility work, retention pond, removal of fencing from the ditch, grading and landscaping  
APPROVED W/CONTINGENCIES (6-0) 11/3/25
  5. P.C. Case #25-11-21 143 W. Joliet St.  
General Location: 143 W. Joliet St.  
Petitioner(s): Town of Schererville – James M. Gorman, Town Manager  
Rezone from (R-2) Residential to (INST) Institutional Zoning District  
FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (6-0) 11/3/25
  6. P.C. Case #25-11-22 0.370 Acre Parcel (Joliet St.)  
General Location: 0.370 Acre Parcel East of 149 Joliet St., South of Joliet St.  
Petitioner(s): Town of Schererville – James M. Gorman, Town Manager  
Rezone from (R-2) Residential to (INST) Institutional Zoning District  
FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (6-0) 11/3/25

C. Correspondence

**IV. ADJOURNMENT**

TTY Users may access the Relay Indiana Service by calling 711 or 1 (800) 743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to [dsulek@schererville.org](mailto:dsulek@schererville.org)