



TOWN OF SCHERERVILLE

10 EAST JOLIET STREET
SCHERERVILLE, IN 46375

REVISED AGENDA PLAN COMMISSION PUBLIC MEETING MONDAY, APRIL 6, 2026 – 6:00 P.M.

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Plan Commission Public Meeting of March 2, 2026

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. P.C. Case #26-3-2 Gallas 6th Addition – Maintenance Building

General Location: 350-370 E. U.S. Rte. 30 - Gallas 6th Addition, Lot 1

Petitioner(s): Brian Gallas

Request: Secondary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED _____

DEFERRED _____

DENIED _____

PLAN COMMISSION APPOINTED BY TOWN COUNCIL TO 4-YEAR AND 1-YEAR TERMS

Thomas Anderson
2026 President
1/1/2026 to 12/31/2026

William Jarvis
2026 Vice President
1/1/2026 to 12/31/2029

Gary Immig
2026 Secretary
1/1/2023 to 12/31/2026

Tom Kouros
2026 Member
1/1/2024 to 12/31/2027

Robert Kocon
2026 Member
1/1/2025 to 12/31/2028

Myles Long
2026 Member
1/1/2026 to 12/31/2026

Chris Rak
2026 Member
1/1/2026 to 12/31/2026

B. P.C. Case #26-4-4 Red Alert Addition, Lot 2

General Location: 1415-1445 Eagle Ridge Dr.

Petitioner(s): Tauber Law Offices

Represented by: Attorney Jared R. Tauber, Tauber Law

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

APPROVED _____

DEFERRED _____

DENIED _____

C. P.C. Case #26-4-5 Steak N Shake – Exterior Façade & Signage

General Location: 312 U.S. 41 – Resubd. Of Lot 3, Block 3, Plum Creek Village Commercial Addition, Lot 2

Petitioner(s): SES Branding Company – Nick McCurley and David Mikel, Field Operations

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

APPROVED _____

DEFERRED _____

DENIED _____

D. P.C. Case #26-4-6 Family Express Schererville

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and Pete Andreou, Vice President of Development

Represented by: Attorney, James L. Wieser, Wieser & Wyllie, LLP and DVG Team, Inc. – James Hus, Jr., PE

Request: Primary Approval of a 3-Lot (C-3) Highway Commercial Subdivision W/Waivers:

- 1) Storm Drainage Ordinance No. 2009, Chapter Three – Methodology For Determination Of Retention/Detention Storage Volumes – Requesting Waiver from providing the required volume of stormwater storage;

2) Subdivision Control Ordinance No. 1095, Title V, Section 5, Paragraph A – Regarding Public Access For Lot 2 and Lot 3 – Requesting to provide access to public rights-of-ways by ingress/egress easements; And

Primary Approval of the U.S. 30 Commercial Corridor Overlay District Development Plan

APPROVED _____

DEFERRED _____

DENIED _____

III. COMMISSION BUSINESS

A. Findings of Facts

1. P.C. Case #26-1-1 Shoppes of Schererville – Crunch Fitness

Petitioner(s): Fit Fusion Team – Bart Jackson/Chirag Patel

Secondary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONDITIONS (5-0) 3/2/26

2. P.C. Case #26-3-2 Gallas 6th Addition - Maintenance Building

Petitioner(s): Brian Gallas

Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONDITIONS (5-0) 3/2/26

B. Correspondence

IV. ADJOURNMENT