

**MINUTES OF THE PLAN COMMISSION
PUBLIC MEETING
MARCH 2, 2026**

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.

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, and Mr. Robert Kocon. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Christian Bartholomew, and Mr. Mike Helmuth from NIES Engineering. Absent were Mr. Chris Rak and Mr. Tom Kouros. In the audience were Councilmen Caleb Johnson and Thomas Schmitt.

Mr. Tom Kouros was later present at 6:20 P.M. for the Plan Commission Study Session that immediately followed the Plan Commission Public Meeting

C. Approve Minutes of the Plan Commission Public Meeting of February 2, 2026

Mr. Immig made a motion to approve which was seconded by Mr. Long and carried 5-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

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

General Location: 715 U.S. 41 – Shoppes of Schererville, Lot 1

Petitioner(s): Fit Fusion Team – Burt Jackson

Represented by: Chirag Patel – Partner of Crunch Fitness

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

Mr. Anderson reminded the board that this case had gone before them last month for primary approval. Mr. Anderson asked if there had been any changes. Mr. Chirag Patel replied that there had not been any changes. Mr. Anderson asked if there were any questions or comments from the staff or board. There were none. Mr. Jarvis made a motion to approve P.C. Case #26-1-1 pursuant to all State, Local, and Federal Regulations; that all fees paid to the Town of Schererville be kept current; and any stipulations placed from the findings at primary. The motion was seconded by Mr. Kocon and carried 5-0.

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

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

Petitioner(s): Brian Gallas

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

Mr. Anderson verified that this matter had been before them last month and was for a 60 x 60 maintenance garage. Mr. Brian Gallas responded that was correct and as requested at that study session he had left 15' of back easement. Mr. Jarvis asked if the connex boxes on the property would be leaving. Mr. Gallas replied that they would be, and that was the reason for the building; to clean up the property and make it look much nicer. Mr. Anderson asked if there

would be any lights on the building. Mr. Gallas replied that he would be putting two new lights on the front of the building and the other lights have been there for the past twenty-five years. Mr. Anderson asked if they would shine towards the residential area that is located to the north. Mr. Gallas replied that they would not. Mr. Gallas went on to say that there was an existing parking lot light located 10 ft. from the back of this building that was adequate enough for back lighting; therefore, he would just be adding the two to the front. Mr. Anderson opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the board. Mr. Jarvis asked what kind of materials would be used on the building. Mr. Gallas replied that it would be a wood frame building that would have blue siding to match the existing building in the front. Mr. Anderson asked if there would be any signage. Mr. Gallas replied there would not be. Mr. Gallas stated that per the board's request, he added four planters in-between the doors on the front of the building because everything else was currently all asphalt. Mr. Anderson asked if there would be any along the side of the building. Mr. Gallas replied that he did not plan on having any along the sides because of the plow pushing snow in the winter; but would be happy to add them if it was requested. Mr. Anderson said that they want planters along the side of the building as well. Mr. Jarvis asked if there would be any bollards. Mr. Gallas replied that there would be bollards by the doors. Mr. Jarvis made a motion to approve P.C. Case #26-3-2 pursuant to all State, Local, and Federal regulations; that all fees paid to the Town of Schererville be kept current; that the planters on the side of the building be representative of the provided drawing; and that there be bollards alongside the doors. Mr. Gallas asked if he would be required to put the planters on the east and north sides because that would not give much room for emergency vehicles to get through. Mr. Anderson replied that it would only be the south and west sides. Mr. Jarvis amended his motion that the north and east side are exempt from flower planters but that everything else stayed in place. Mr. Immig asked where the bollards were to be located. Mr. Jarvis replied that they were required to go by each door. Mr. Immig stated that would be six bollards. Mr. Jarvis stated that was correct. Mr. Jarvis then amended the motion to include six bollards along the south side of the building by the doors. Mr. Anderson verified the motion is amended to no planters on the north and east side and that there be six bollards on the south. Mr. Jarvis replied that was correct. Mr. Immig seconded the motion which carried 5-0.

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
Primary Approval of the U.S. 41 Commercial Corridor Overlay District Development Plan
APPROVED W/CONDITIONS (7-0) 1/5/26

Mr. Jarvis made a motion to approve which was seconded by Mr. Long and carried 5-0.

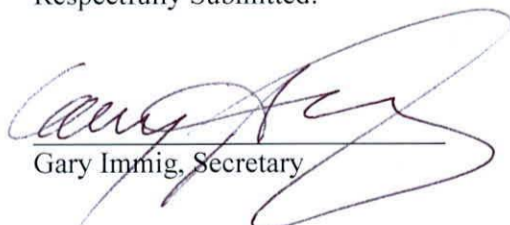
B. Correspondence

There was no correspondence.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:14 P.M.

Respectfully Submitted:


Gary Immig, Secretary