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TOWN OF LOWELL

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June 27, 2025

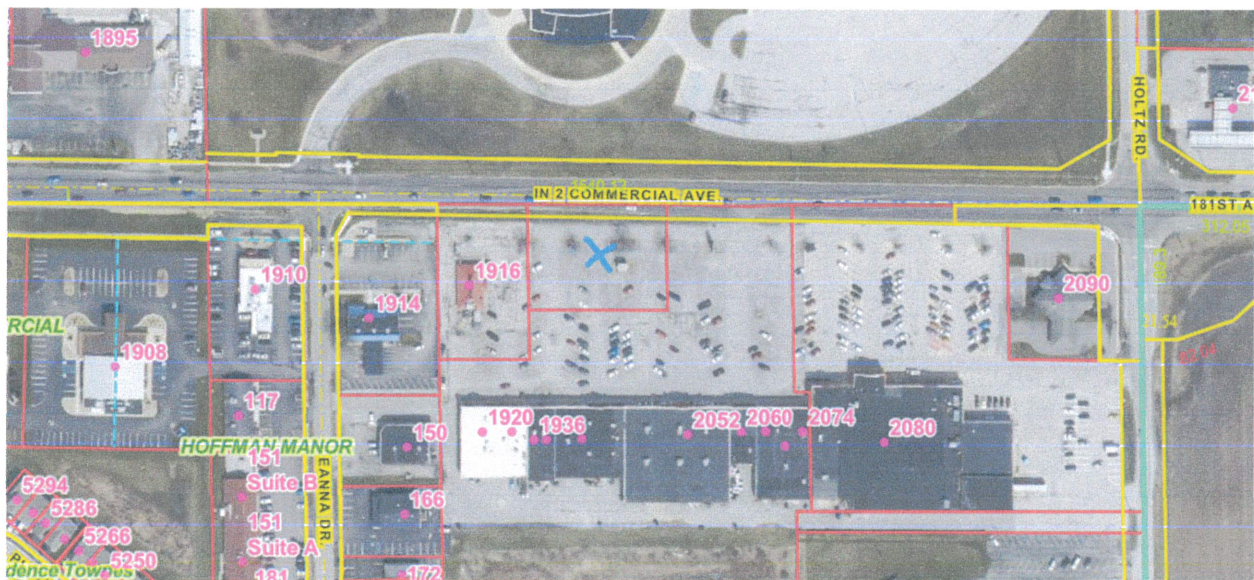
VIA Hand Delivery

Lowell Plan Commission

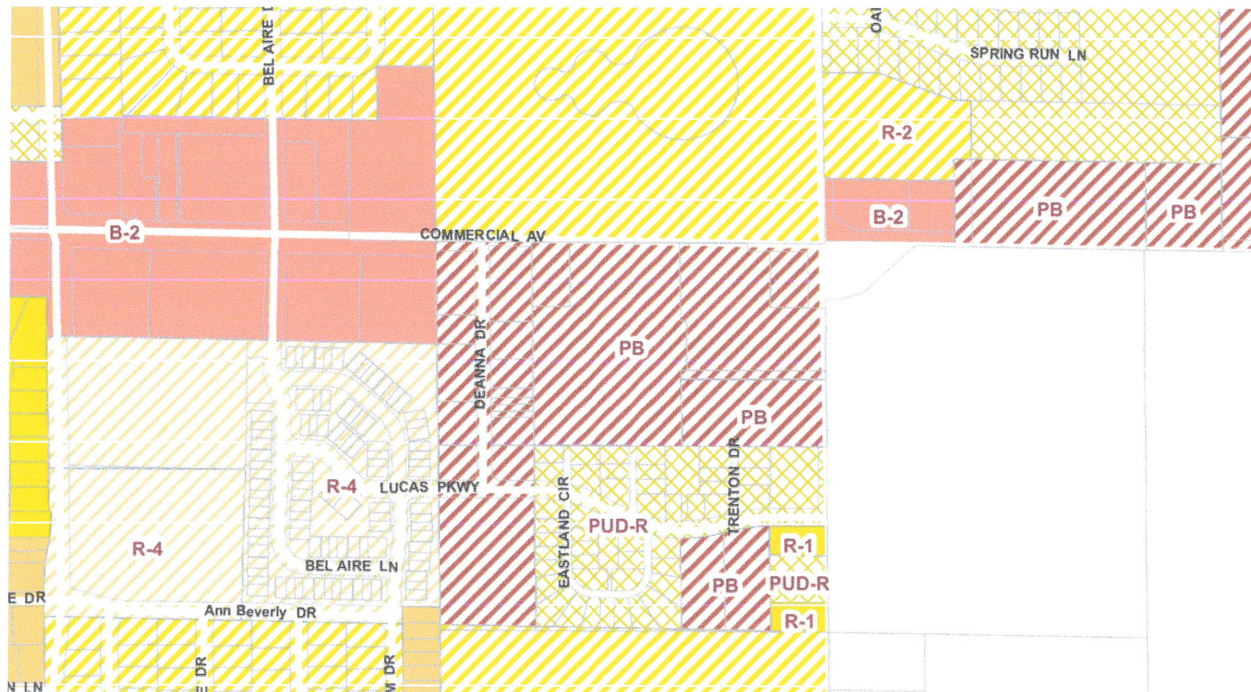
**RE: East Commercial Avenue, Lowell, Indiana
Study Session, August 2025**

Dear Plan Commission:

Please be advised, the undersigned represents David Lee, who in collaboration with MTI Service Center, is working to develop several new locations throughout Lake and Porter County. Upon conducting significant due diligence, we have identified a lot located adjacent to Commercial Avenue, at East Commercial Avenue, Lowell, Indiana 46356 (immediately adjacent to the former Pizza Hut), as a prime location for this business.



A review of your zoning map, reflects that as one commences east on Commercial Avenue, as you pass Deanna Drive, the zoning transitions from B-2 to PB zoning. And, once you transition past the large plaza, at the corner of Holtz, zoning turns again to B-2, then followed by PB.



A review of your zoning code reflects that the PB district is intended to provide a land use category which promotes commercial uses that are non-conflicting with residential areas of the Town. It is anticipated, that these PB areas are immediately adjacent to existing or future neighborhoods, and the goal is formidable intrusion upon these residential areas. Based upon the existing uses of this area, it would appear that perhaps this PB zoning was applied after the fact.

As reflected, on both the left and right side of this plaza, is B-2 zoning. This is intended to provide a land use category for commercial uses that are appropriate for locations along major corridors. This includes, the development of businesses which are “vehicle related uses on a small, medium, or large scale”.

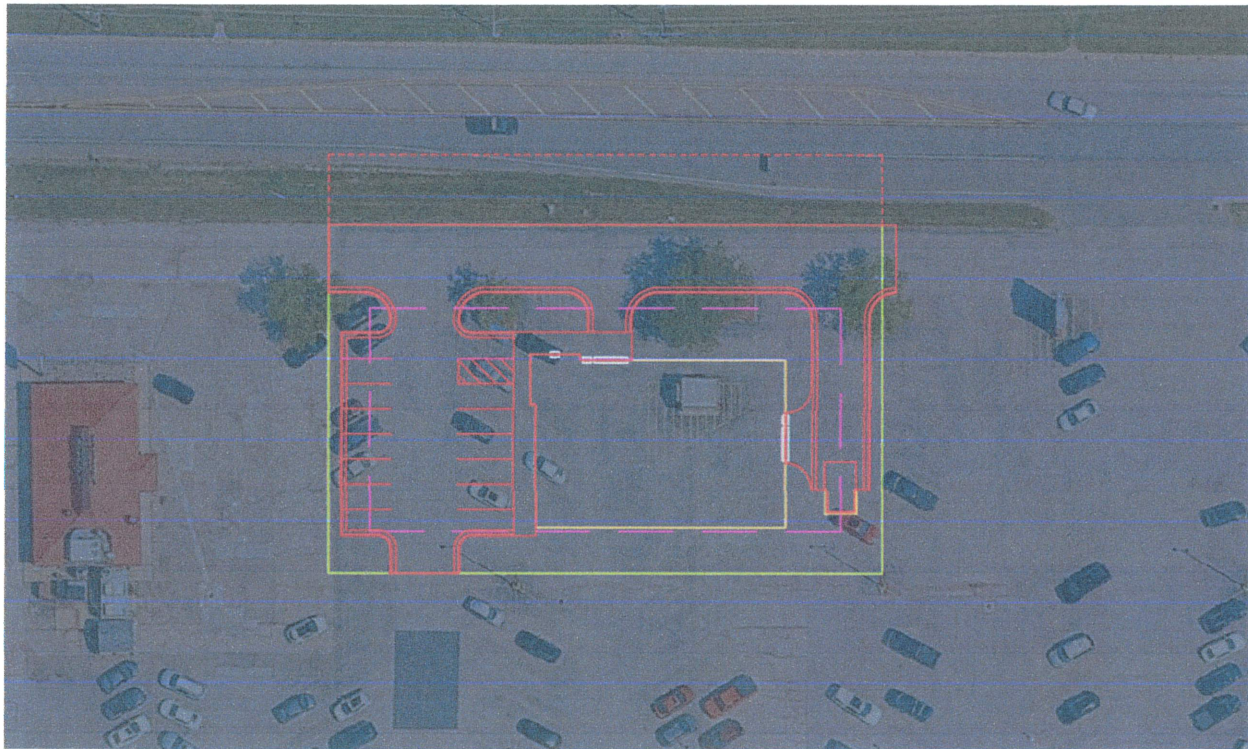
In the past 5 years, my client has developed the two below locations, located at 9710 W 133rd Ave, Cedar Lake, IN, and 10860 Randolph St, Winfield, IN, as are depicted in the below screenshots showcasing their location. As is depicted from these recent pictures, the buildings are very aesthetically pleasing, well constructed, and engage the use of greenery and are meticulously maintained. The type of work which is performed within the confines of the building is basic mechanic repair, brake replacement, and oil changes.



I have additionally provided an overlay below, which showcases how the proposed building would be laid on the above-stated lot. As is indicated thereon, safe ingress and egress can occur on the stated lot, and this will also provide greenery to improve the aesthetics of the complex.

In short, my client has developed that the locations of X and Y, the below stated structures. As you can see from these developments, they are very aesthetically pleasing, engaged in the use of greenery and are meticulously maintained. The type of work which is performed within the confines of the building, is basic mechanic repair, brake replacement, and oil changes.

The business model of MTI Service Center, has fewer transactions a day than the average fast food restaurant, retail shop, or oil station. This docile activity, will be appreciated in this business development, and as is expressed with a variety of proposed overviews, continues to add value for the citizens of Lowell and surrounding communities. To that end, we look forward to meeting with you at a future Plan Commission meeting to discuss this concept plan and any questions that you might have.



Please also find various pictures which depict a 360 degree view of the proposed area for this new business to add to the thriving growth of the Town of Lowell.

Respectfully,

/s/Nathan D. Vis

Nathan D. Vis

NDV/cso
Attachment

Oct 2022







