

**MERRILLVILLE PLAN COMMISSION MINUTES
TUESDAY, FEBRUARY 21, 2023
6:30 PM**

Plan Commission President Margaret Uzelac led the Meeting of the Merrillville Plan Commission at 6:30 PM to order and then led the group in the Pledge of Allegiance.

ROLL CALL:

Members in attendance were Mr. Luke Rich, Mr. Ric Holtz, Councilman Shawn Pettit, Plan Commission Vice President Brian Dering, Plan Commission President Margaret Uzelac, and Councilman Jeff Minchuk.

ELECTION:

Councilman Jeff Minchuk voted to retain Councilwoman Margaret Uzelac as the Plan Commission President, to retain Mr. Brian Dering as the Plan Commission Vice President, and to retain Councilman Jeff Minchuk as the Plan Commission Secretary. Mr. Brian Dering seconded the motion.

The Plan Commission voted 6 – 0 to retain the above members the same.

MINUTES: JANUARY 17, 2023

Councilman Shawn Pettit made a motion to approve the minutes. The motion was seconded by Plan Commission Vice President Brian Dering. The Plan Commission voted 6 – 0 to approve the minutes.

COMMUNICATIONS:

NONE

COMMENTS FROM CHAIRMAN

Plan Commission President Margret Uzelac commended the Plan Commission members for their excellent job on the committee for the previous year.

Plan Commission Vice President Brian Dering thanked Plan Commission President Margaret Uzelac for her service as the Plan Commission President.

OLD BUSINESS

NONE

NEW BUSINESS

NONE

OTHER BUSINESS

Councilman Shawn Pettit explained that the Town is exploding and the Redevelopment Team, the Development team, and the Economic Development team all helped to get the towns newer development into fruition. Councilman Shawn Pettit encouraged those at the meeting to drive down on Mississippi Street to view the new developments that have taken place. He continued to explain that Mr. Jake Quenzler will be coming to the Plan Commission with a 3 lot subdivision and is proposing to subdivide the property.

Town Manager Patrick Reardon explained that the owner of the property is proposing to have a logistics center at the site.

Councilman Shawn Pettit explained to the members that the Town owns a portion of the property, and Alexander Potrovski owns another portion of the property. He thanked Mr. David Shepard for enhancing the property at the corner.

Mr. Jake Quenzler explained to the Committee his plans for the property. Someone else will own the building on lot number two. Mr. Quenzler will own the building on lot number three. He continued to state that he would be willing to do some decorative screening at the side by the house.

Councilman Shawn Pettit stated that Angela Chilcott in Economic Development has been getting phone calls about a baseball field/indoor facility. He referred back to the property by 93rd Avenue and Mississippi Street that the Town owns the square of property in that section and also owns the right of way. He continued that the strip center is in a trust.

Mr. Jake Quenzler inquired about the discussion of the meeting and stated that he would like to have a storage facility at the site with decorative screening. He inquired about the time frame of the parking lot.

Plan Commission Vice President Brian Dering stated that the Town should carefully think before it liquidates any town owned property as such actions in the past were regretted later.

Councilman Shawn Pettit expressed that the Committee saw the Penske petitioner previously, voted no to the location, and that Crow Holdings has received an RFP from Penske for 11 acres between 98th Avenue and the Big Lots building. The location of around 93rd Avenue or around the park is being asked of the Town to ponder.

Plan Commission Vice President Brian Dering expressed his preference for the proposed project would be near the Pinnacle Hospital. He also encouraged for members of the Plan Commission, Town Council, the Legal team, and for the Town Manager to read the ordinances, especially the P.U.D. ordinance.

There was a discussion that there is a team that will start to meet in March to discuss the various ordinances.

ADJOURNMENT

Councilman Shawn Pettit made a motion to adjourn the meeting. Councilman Jeff Minchuk seconded the motion. The Plan Commission voted 6 – 0 to adjourn the meeting. The meeting was adjourned.

Respectfully Submitted,

Marie Wilson,
Recording Secretary