

**MERRILLVILLE PLAN COMMISSION MINUTES
TUESDAY, APRIL 18, 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, and Plan Commission President Margaret Uzelac.

MINUTES: MARCH 21, 2023

Councilman Shawn Pettit made a motion to approve the minutes. The motion was seconded by Mr. Luke Rich. The Plan Commission voted 4 – 0 to approve the minutes.

COMMUNICATIONS:

NONE

COMMENTS FROM CHAIRMAN

NONE

OLD BUSINESS

None

NEW BUSINESS

- 1. **P4Fs1-0423** **9450 MISSISSIPPI STREET, LLC PETITIONER AND OWNER**
 Request: Located at 9450 Mississippi Street
 Final (3) Lot Subdivision Approval in a M-2, Industrial Zoning District
 On 3.74 Acres
 Purpose: Commercial Warehouse/Office

Mr. Gary Radtke and the property owner of 9450 Mississippi Street Jake Quenzler came before the Plan Commission. Mr. Gary Radtke stated that he had received comments from Robinson Engineering and Mr. Radtke submitted documents to the Plan Commission members.

Mr. Bob Csanyi with Robinson Engineering stated that the plans were received this afternoon which did not leave him a chance to review the plans.

Town Engineer Steve King stated that engineering plans haven’t been approved yet, nor has a storm water permit been issued to the petitioner. He reiterated that the plans were submitted to him today which didn’t allow time for him to review the plans. He continued that the petitioner was asked to have the plans turned in on a timely manner.

Building Director Sheila Shine read the Staff Report.

Mr. Jake Quenzler stated that if this petition is deferred to the May 2023 Plan Commission meeting that it might compromise the sale of his property.

Mr. Bob Csanyi requested that Mr. Radtke contact the Surveyor at Robinson Engineering so that the issues can be resolved.

There was a discussion about the timeline of the reviews and of the comments.

Mr. Jake Quenzler stated that he has a purchase agreement on lot two.

Mr. Steve King stated that two weeks should be sufficient amount of time to review the plans and comments.

Councilman Shawn Pettit stated that he could make a motion to table this petition which would give two weeks for plans and comments to be reviewed, and that Mr. Gary Radtke

should have his mylars ready for the May 16th Plan Commission meeting, and he also inquired if the proposed new owners have a State Design Release and also drawings for the new building.

Sheila Shine stated that the new owner of the proposed Pickle Ball facility will have to go through the Board of Zoning Appeals for a Variance of Use petition.

Councilman Shawn Pettit stated that there will be a Plan Commission Workshop meeting on Wednesday, May 3rd, 2023, and that there will be a Plan Commission meeting on Tuesday, May 16th, 2023.

Councilman Shawn Pettit made a motion to defer this petition to the May 2023 Plan Commission meeting. Mr. Ric Holtz seconded the motion.

The Plan Commission voted 4 – 0 to defer this petition.

Mr. Ric Holtz inquired about the engineers' comments.

Mr. Bob Csanyi stated that there is a statute that a Surveyor from Robinson Engineering had given to him that had been forwarded to Mr. Gary Ratdke and that Mr. Radtke disagrees with what was forwarded to him. Mr. Csanyi continued that there were some recordings that had not been done.

OTHER BUSINESS

Mr. Jason Whitaker of 7466 Hendricks Street spoke to the Plan Commission members about a few construction projects that are at locations in the Soutbrook subdivision and in the Young America subdivision. He continued that he needs Code Enforcements' assistance with issues with his landlord. He continued to discuss other construction going on in the Town and other topics.

ADJOURNMENT

Councilman Shawn Pettit made a motion to adjourn the meeting. Mr. Ric Holtz seconded the motion.

The Plan Commission voted 4 – 0 to adjourn the meeting. The meeting was adjourned.

Respectfully Submitted,

Marie Wilson,
Recording Secretary