

**MERRILLVILLE PLAN COMMISSION MINUTES
TUESDAY, OCTOBER 17, 2023
6:30 PM**

Plan Commission President Margaret Uzelac led the Meeting of the Merrillville Plan Commission at 6:30 PM to order at the Merrillville Municipal Complex, 7820 Broadway, and then led the group in the Pledge of Allegiance.

ROLL CALL:

Members in attendance were Mr. Luke Rich, Mr. Ric Holtz, Councilman Jeff Minchuk, Plan Commission Vice President Brian Dering, and Plan Commission President Margaret Uzelac. A quorum was established. Staff in attendance were Building Director Sheila Shine, Town Engineer Steve King, and Attorney Joseph Svetanoff.

MINUTES: SEPTEMBER 19, 2023

Mr. Luke Rich made a motion to approve the minutes and the motion was seconded by Plan Commission Vice President Brian Dering. There was a unanimous vote of 5 – 0 to approve the minutes.

COMMUNICATIONS:

NONE

COMMENTS FROM CHAIRMAN

NONE

OLD BUSINESS

NEW BUSINESS

1. P11Pp5-1023 STAMPD DEVELOPMENT LLC, PETITIONER & OWNER

Located at 7905 Broadway
Request: Preliminary Planned Unit Development Approval on 3.609 Acres
In a C-3, Highway Commercial Zoning
Purpose: Retail, Restaurant and Commercial Services

Mr. Del DeMao presented his case before the Plan Commission and stated that the roof design has been changed to a slightly sloped roof. He continued that there will be a State of Indiana service at the proposed site, but the other tenants are not finalized at this time.

Plan Commission Vice President Brian Dering stated that the design of the building is acceptable.

Attorney Joseph Svetanoff stated that Mr. Del DeMao did make the proper changes for the proposed building.

Town Engineer Steve King stated that the petitioner has already met the eighteen points which are necessary for the preliminary approval, and that there are just a few minor issues and that he is confident that the petitioner can resolve those issues.

Building Director Sheila Shine read the Staff Report.

Plan Commission Vice President Brian Dering made a motion to approve this petition and the motion was seconded by Mr. Luke Rich.
There was a unanimous vote of 5 – 0 to approve this petition.

OTHER BUSINESS

DISCUSSION

P15Pp2-0921 **JARPER PROPERTIES, LLC PETITIONER & OWNER**

Located at U.S. 30 and Morton Street
Request: Preliminary Planned Unit Development Approval on 17.18
Acres in a R-2, Residential Zoning District
Purpose: Residential Planned Unit Development
Approved 05-17-22 Requesting Extension on Project

Building Director Sheila Shine explained that Mr. Gary Torrenga inquired if the Plan Commission could approve a twelve -month extension on the project and that Mr. Torrenga would not be present at this meeting.

Councilman Jeff Minchuk made a motion to approve the request and the motion was seconded by Mr. Ric Holtz.
The Plan Commission voted unanimously 5 – 0 to approve the petitioner’s request.

ADJOURNMENT

Mr. Ric Holtz made a motion to adjourn the meeting and the motion was seconded by Plan Commission Vice President Brian Dering.
The Plan Commission voted unanimously 5 – 0 to adjourn the meeting.
The meeting was adjourned at approximately 6:48p.m.

Marie Wilson,
Recording Secretary