

**MERRILLVILLE PLAN COMMISSION MINUTES
TUESDAY, AUGUST 18, 2026
6:30 PM**

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

ROLL CALL:

Members in attendance were Mr. Brian Gong, Mr. Jeff Swike, Councilwoman Leona Chandler-Felton, Councilman Shawn Pettit, Mr. Kristopher Mellon, Plan Commission Vice President Brian Dering, and Plan Commission President Margaret Uzelac. Staff in attendance were Building Director Sheila Shine and Attorney Ricardo Hall.

MINUTES: APRIL 21, 2026

Councilman Shawn Pettit made a motion to approve the minutes and the motion was seconded by Mr. Kristopher Mellon.
There was a unanimous voice vote of 7 – 0 to approve the minutes.

COMMUNICATIONS:

None

COMMENTS FROM CHAIRMAN

None

OLD BUSINESS

1. **P14Pp2-1225**

ROSSMAN PARTNERS, LLC, PETITIONER & SCHILLING, BROS. LUMBER AND HARDWARE AND ROSEANN P. IVANOVICH, OWNERS
Located at 7990 East 81st Avenue
Request: Preliminary Planned Unit Development Approval in a C-3, Highway Commercial Zoning District on 11.28 Acres
Purpose: To Allow a Retail C-Store with Fuel-Flex Warehouse

Mr. Ross Brown of 7990 East 81st Avenue presented his case to the Plan Commission.

Mr. Bob Csanyi of Robinson Engineering stated that there are some revisions that need to be done, and he does not see any unforeseen issues that Torrenga Engineering cannot accommodate.

Plan Commission Vice President Brian Dering asked if the Plan Commission could still vote on this petition pursuant to the revisions being done and upon the engineer’s review.

Councilman Shawn Pettit explained that he is good with this proposed project, unless the Merrillville Stormwater Director Matt Lake or Mr. Bob Csanyi see an issue with this project. He expressed that this is a public hearing.

Building Director Sheila Shine stated that certified mailers were mailed out.

Councilman Shawn Pettit explained that Councilman Rick Bella was near the proposed project site and there was vegetation that was blocking the view of the oncoming traffic, so it is requested that the vegetation will need to be cleared, and there should be 3-way stop signs. And a warning sign.

There was a discussion that the Town of Merrillville will install the 3-way stop signs, and then the petitioner will upgrade the signs to solar powered signs.

Plan Commission President Margaret Uzelac stated that this project is acceptable with her.

Mr. Jeff Swike stated that he likes the solar powered stop signs and he likes that the speed limit will be reduced from 40mph to 30mph.

Councilman Shawn Pettit stated that when this PUD petition is presented to the Town Council, it will be requested that there should be speed patrols.

Councilwoman Leona Chandler-Felton stated that she is satisfied with the project.

Plan Commission Vice President Brian Dering commented that he is pleased with the proposed project.

Mr. Kristopher Mellon stated that he is pleased to see that the speed will be reduced and that the project looks good.

Building Director Sheila Shine stated that the project is good and the petitioner will be moving on to the next petition if all items are in order.

Bob Csanyi inquired if the speed limit signs will be a radar to show the speed, and the petitioner answered yes.

Building Director Sheila Shine read the staff report.

There was no public comment.

Councilman Shawn Pettit made a motion to approve this petition. The motion was seconded by Mr. Brian Gong.

There was a unanimous voice vote of 7 -0 to approve this petition.

Councilman Shawn Pettit inquired when the petitioner will be ready for the final PUD petition.

Mr. Ross Brown stated that he'll be ready by the September Plan Commission meeting.

Councilman Shawn Pettit inquired if the 2 ordinances will need to be tabled to the next Plan Commission meeting.

Building Director Sheila Shine stated that the ordinances were advertised, but it did not meet the number of 10 required days.

Attorney Ricardo Hall recommended that the Plan Commission defer the two ordinances to the September meeting.

NEW BUSINESS

2. **ORDINANCE NO 26-17 AN ORDINANCE AMENDING THE MERRILLVILLE MUNICIPAL CODE TO AMEND THE MERRILLVILLE MUNICIPAL CODE BY CREATING A NEW ARTICLE IN CHAPTER 21, REGULATION OWNER-OCCUPIED RESIDENTIAL SHORT-TERM RENTALS**
3. **ORDINANCE NO 26-20 DIGEST: AN ORDINANCE TO AMEND CHAPTER 21 OF THE MERRILLVILLE MUNICIPAL CODE TO BRING LANGUAGE REGARDING ELECTION SIGNS CONSISTENT WITH STATE LAW AND TO MAKE UPDATES THAT ALIGN WITH THE CURRENT STAFFING STRUCTURES. DIGEST INCLUDED PURSUANT TO MCC Sec.2-69(d)**

Councilman Shawn Pettit made a motion to defer Ordinance 26-17 and Ordinance 26-20. The motion was seconded by Mr. Kristopher Mellon.

There was a unanimous voice vote of 7 – 0 to defer both ordinances.

OTHER BUSINESS

None

ADJOURNMENT

Councilman Shawn Pettit made a motion to adjourn the meeting. The motion was seconded.

There was a unanimous voice vote of 7 – 0 to adjourn the meeting.

The meeting was adjourned at approximately 7:00PM.

Respectfully Submitted,
Marie Wilson,
Recording Secretary