MERRILLVILLE PLAN COMMISSION MINUTES
TUESDAY, JANUARY 20, 2026
6:30 PM

Plan Commission President Margaret Uzelac led the Meeting of the Merrillville Plan Commission at 6:33PM 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, 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, Town Engineer Steve King, and Attorney Ricardo Hall.

Councilman Shawn Pettit explained that he received a text that Councilwoman Leona Chandler – Felton will not be able to attend this meeting.

ELECTION
Mr. Kristopher Mellon made a motion to retain Councilwoman Margaret Uzelac as the Plan Commission President. Mr. Jeff Swike seconded the motion.
There was a unanimous voice vote of 6 – 0 to retain Councilwoman Margaret Uzelac as the Plan Commission President.

Plan Commission Vice President Brian Dering made a motion to retain Mr. Kristopher Mellon as the Plan Commission Secretary. The motion was seconded by Mr. Jeff Swike.
There was a unanimous voice vote of 6 – 0 to retain Mr. Kristopher Mellon as the Plan Commission Secretary.

Councilman Shawn Pettit made a motion to retain Plan Commission Vice President Brian Dering as the Plan Commission Vice President. The motion was seconded by Mr. Kristopher Mellon.
There was a unanimous voice vote of 6 – 0 to retain Mr. Brian Dering as the Plan Commission Vice President.

MINUTES: DECEMBER 16, 2025
Councilman Shawn Pettit made a motion to approve the minutes. The motion was seconded by Plan Commission Vice President Brian Dering.
There was a unanimous voice vote of 6 – 0 to approve the minutes.

COMMUNICATIONS:
NONE

COMMENTS FROM CHAIRMAN:
NONE

<u>OLD BUSINESS</u>

1. **<u>P1PS1-0126</u>** **<u>MERRILLVILLE DEVELOPMENT II, LLC OWNER & COSTCO WHOLESALE CORPORATION OWNER</u>**
   Located at 1420 E. 79th Avenue and 1500 E. 79th Avenue
   Request: Preliminary (1) Lot Subdivision Approval on 1.968 Acres in a Plan Unit Development/ C-3, Highway Commercial Zoning District
   Purpose: To Allow a Costco Employee Parking Lot

   Building Director Sheila Shine informed the Plan Commission members that the petitioner for this petition is requesting to be deferred.

   Councilman Shawn Pettit stated that he had requested from Costco an Indemnification, however the petitioner is not willing to indemnify the Town if something should happen

to someone crossing over 79th Avenue. He also explained that Costco was approved by the Board of Zoning Appeals for a Variance of Use petition to create a parking lot in a C-3 zoning district. He continued that if the petitioner does not indemnify the Town, there will not be support for the proposed parking lot. He recommended that the topic be discussed at the Town Council Workshop and decide if the Town Council will grant the Variance of Use approval because the One Lot Subdivision petition is not feasible without the Variance of Use approval from the Town Council.
He recommended that this preliminary petition be deferred indefinitely. He continued that it would be wise to relocate the gas station to the proposed parking lot site and move the proposed parking lot site to where the existing gas station is located.

Plan Commission Vice President Brian Dering inquired if this petition could be tabled indefinitely until all questions are answered and the Variance of Use petition is approved or denied.

Attorney Ricardo Hall stated that it is certainly within the purview of the Plan Commission to table this petition.

There was a discussion about taking away from some of the wetland at the retention pond to use for the proposed parking area.

Plan Commission Vice President Brian Dering stated that he has questions regarding the ingress and the egress and that it is questionable to vote on the One Lot Subdivision petition before all the issues have been resolved.

Plan Commission President Margaret Uzelac agreed that this petition should be deferred.

Plan Commission Vice President Brian Dering inquired if the proposed property is going to leased or owned by the petitioner.

Building Director Sheila Shine stated that the petitioner had the intent on purchasing the property.

There was a discussion about parking standards.

Plan Commission Vice President Brian Dering made a motion to indefinitely table this petition until all other issues are addressed. Councilman Shawn Pettit seconded the motion.
There was a unanimous voice vote of 6 – 0 to indefinitely defer this petition.

Councilman Shawn Pettit recommended that the proposed topic be discussed at the Workshop.

There were two residents inquiring about a leaf pickup.

A resident inquired about a pond.

ADJOURNMENT
Councilman Shawn Pettit made a motion to adjourn the meeting. The motion was seconded by Plan Commission Vice President Brian Dering.
There was a unanimous voice vote of 6 – 0 to adjourn the meeting.
The meeting was adjourned at approximately 7:03P.M.

Respectfully Submitted,

Marie Wilson,
Recording Secretary