MERRILLVILLE BOARD OF ZONING APPEALS MINUTES
WEDNESDAY, MAY 27, 2026
6:30 PM

Vice Chairman William Byers called the meeting of the Merrillville Board of Zoning Appeals to order at 6:30 PM 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. Jeff Swike, Mr. Kristopher Mellon, Mr. Pete Guip, and Vice Chairman William Byers. Staff in attendance were Building Director Sheila Shine and Attorney Ricardo Hall.

MINIUTES: MARCH 25, 2026
Mr. Jeff Swike made a motion to approve the minutes. The motion was seconded by Mr. Pete Guip.

COMMUNICATIONS:
None

COMMENTS FROM CHAIRMAN
Vice Chairman William Byers stated I will call each case by case number and by the name of the petitioner. I will ask that you come forward and state your name and address for the public record at which time you will have the opportunity to present your case accompanied by any professionals that you may have with you. After that we will have a Staff Report pertaining to each case presented this evening. We will then have a question and answer period for the Board members. We will then open the floor for comments, not questions from the audience. If you are desirous to speak for or against any case presented this evening we ask that you please sign in on the registry located in the center aisle. Public comments will be limited to three minutes. The Board will then render a decision either for or against, or ask for a deferral for more information or for a reason which we will state. Or the Board will make no recommendations to the Town Council. At this time would you please silence any communication devices that you may have.

OLD BUSINESS
None

NEW BUSINESS

1. **Z5E2-0526** **PRINCE SINGH PETITIONER & SMOKE SHOP INC. OWNER**
   Located at 6096 Broadway
   Request: Special Exception Approval from Section 21-136
   On 0.35 Acres in a C-2,Community Commercial Zoning District.
   Purpose: To Allow a Fueling Station and Convenience Store

   An attorney representing the petitioner presented the petition to the Board.

   Building Director Sheila Shine read the staff report.

   Mr. Jeff Swike inquired if the proposed site location is located to the south of the Andrean High School.

   The petitioner answered that the proposed site is located to the south of Andrean High School, and on the opposite side of the street of Andrean High School.

   Chairman Tim Fortier arrived at the meeting and apologized for being late. He also stated that the Councilwoman for the ward that this proposed project is in is not in favor of this project.

   Vice Chairman William Byers inquired if the proposed site previously had a gas station.

   Chairman Tim Fortier stated that there was a gas station at the site possibly 40 years ago.

Vice Chairman William Byers inquired if the fuel tanks still exist.

There was a discussion that the underground fuel tanks are no longer at the site.

There was no public comment.

Mr. Pete Guip inquired about how vehicles would access into and out of the proposed gas station.

An architect for the project explained the egress and ingress of the proposed site.

Mr. Pete Guip made a motion to approve this petition for this petitioner only, for this use only, and for this location only. Mr. Kristopher Mellon seconded the motion.
Mr. Jeff Swike, Mr. Kristopher Mellon, Mr. Pete Guip and Vice Chairman William Byers voted to approve this petition. Chairman Tim Fortier voted no.

OTHER BUSINESS
NONE

ADJOURNMENT
Mr. Pete Guip made a motion to adjourn the meeting. The motion was seconded.
There was a unanimous voice vote of 5 – 0 to adjourn the meeting.
The meeting was adjourned at approximately 7:25pm.

Respectfully Submitted,

Marie Wilson,
Recording Secretary