

TOWN OF MUNSTER
PLAN COMMISSION
STAFF REPORT
TUESDAY, AUGUST 9, 2016, 7:30 PM

1. **Petition PC 16-014**— West Lakes Subdivision, c/o Don Torrenge—requesting a public hearing for Preliminary Plat of proposed development of West Lakes Subdivision Unit 4.

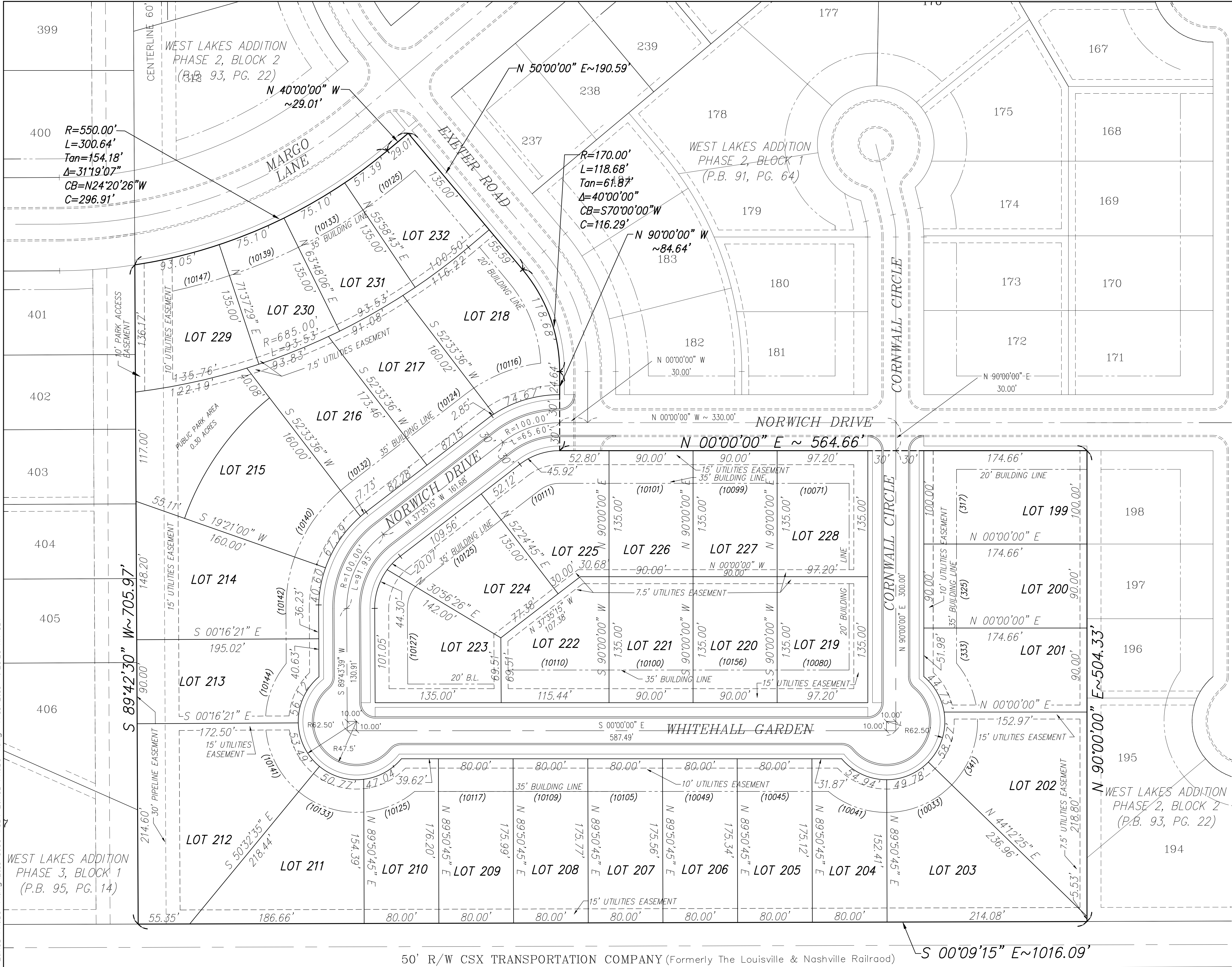
The site is zoned R-2. The Zoning map shows the property as PL-1. Staff believes that the map was modified in error and found no evidence that the zoning was formally changed to PL-1. Staff was also contacted by the School Attorney. The attorney stated the school never requested or accepted a zoning change.

The site was originally planned to be developed as part of the West Lakes Subdivision as single family housing. The School Town of Munster purchased the site, but determined that it was not needed. The School then sold the property to Blackhall Corporation. Sometime later, a petition for multi-family housing was proposed and found unfavorable by the Commission. The Developer now proposes to return to the original intent of single family homes.

As requested by the Plan Commission, the Petitioner has provided an area that is 0.30 acres on the rear of Lot 215 that could be used as a tot lot, accessible by the easement off of Margo Lane. However, this allotment is not required by the Town code as the large park area to the north of the site has already been allotted from this development for the purpose of public park space. The Town of Munster Park Board shall have the final say in whether they would like to add this property to the rest of the existing park system. At the moment, the Park Superintendent does not believe that this subdivision needs another park as it already has a greater park to resident ratio than anywhere else in Munster.

Staff recommends approval with no requirement for an additional park space. It is our understanding that the developer intends to install all infrastructure prior to seeking final plat approval; therefore, no performance bond is needed at this time. Staff also recommends utilizing LED lights instead of HPS.

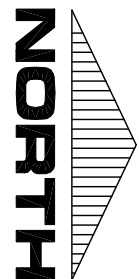
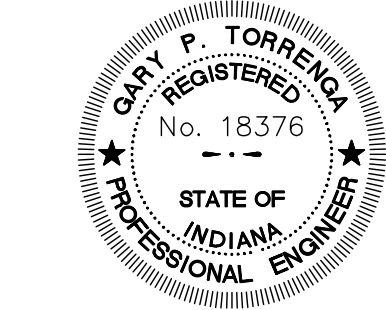
FILE NO:Z:\2016-5038 West Lakes Phase 4.dwg 7/18/2016 9:25:25 AM CDT



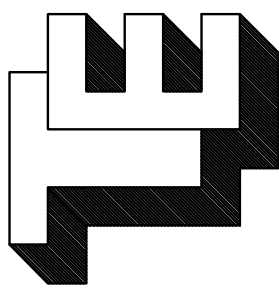
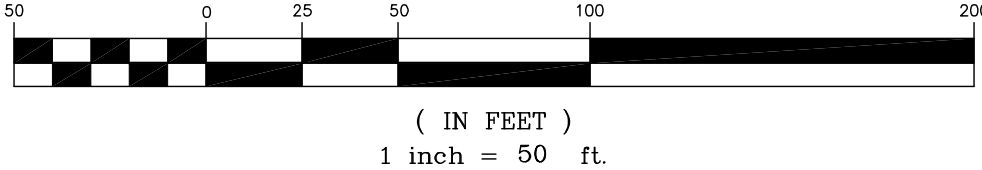
- NOTES:
1. CURRENT ZONING: R-2 SINGLE FAMILY RESIDENTIAL
 2. LOTS IN R-2 DWELLING HOUSE DISTRICTS SHALL HAVE A MINIMUM FRONTAGE AND AVERAGE WIDTH OF 60 FEET, AND THE LOT AREA SHALL NOT BE LESS THAN 9,000 SQUARE FEET.
 3. IN R-2 DWELLING HOUSE DISTRICTS, EACH BUILDING, STRUCTURE OR PREMISES SHALL HAVE YARDS AS FOLLOWS:
 - (1) FRONT YARD. NO FRONT YARD SHALL BE LESS THAN 35 FEET.
 - (2) REAR YARD. THE REAR YARD OF AN INTERIOR LOT SHALL NOT BE LESS THAN 20 FEET AND THE REAR YARD OF A CORNER LOT SHALL NOT BE LESS THAN 15 FEET.
 - (3) SIDE YARD. THE TOTAL WIDTH OF THE TWO SIDE YARDS SHALL NOT BE LESS THAN 25 PERCENT OF THE LOT WIDTH AND PROVIDED THAT THE LEAST DIMENSION OF THE NARROWEST SIDE YARD SHALL NOT BE LESS THAN FIVE FEET.

LEGAL DESCRIPTION:
OUTLOT A, WEST LAKES ADDITION PHASE 2 BLOCK 1, TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 91, PAGE 64, IN THE OFFICE OF THE RECORDER, LAKE COUNTY INDIANA.

Lot	Lot Width at Building Line (ft)	Buildable Lot Width at Building Line (ft)	Area (Sq. ft)
199	100.00	75.00	17644.06
200	90.00	67.50	15719.44
201	90.00	67.50	15190.71
202	90.00	67.50	22428.16
203	82.05	61.54	22042.08
204	80.00	60.00	13247.21
205	80.00	60.00	14018.59
206	80.00	60.00	14035.81
207	80.00	60.00	14053.03
208	80.00	60.00	13548.60
209	80.00	60.00	14087.47
210	80.00	60.00	13525.15
211	88.23	66.17	19195.83
212	90.00	67.50	29416.15
213	90.00	67.50	16762.49
214	91.15	68.36	22233.96
215	90.00	67.50	31594.67
216	90.00	67.50	16698.65
217	90.00	67.50	14906.11
218	100.15	75.11	18723.51
219	97.20	72.90	13121.68
220	90.00	67.50	12150.00
221	90.00	67.50	12150.00
222	115.60	86.70	12830.95
223	104.70	78.52	14626.35
224	116.44	87.33	14009.73
225	121.88	60.00	14333.97
226	90.00	67.50	12150.00
227	90.00	67.50	12150.00
228	97.20	72.90	13121.68
229	104.62	78.46	15446.01
230	80.00	60.00	11382.15
231	80.00	60.00	11382.15
232	90.11	67.58	12615.18



GRAPHIC SCALE



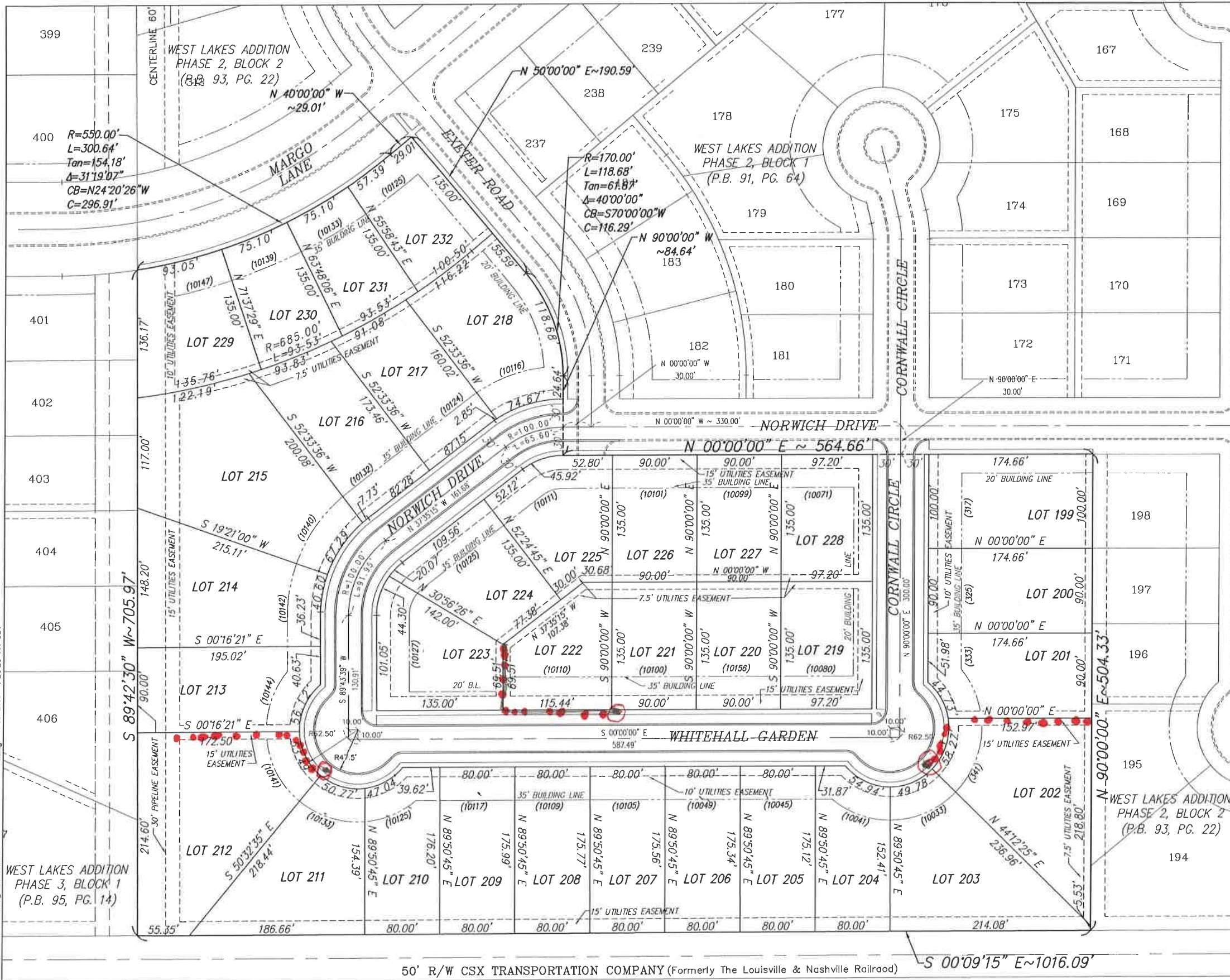
TORRENGE ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com

**WEST LAKES ADDITION - PHASE 4
TO THE TOWN OF MUNSTER, INDIANA
PRELIMINARY PLAN
LOT LAYOUT**

CLIENT: Blackhall Corporation 2716 S. Chicago Heights, IL 60411	JOB NO: 2016-5038 DATE: 07-18-2016
REVISIONS: 08-05-2016 TOT PARK	SCALE: 1" = 50'

SHEET
C-2.0

FILE NO: 2016-5038 West Lakes Phase 4.dwg 2016-5038 West Lakes Phase 4.dwg 7/18/2016 9:25:25 AM CDT

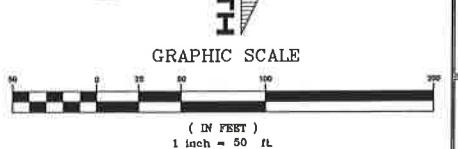



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POLES: 28' ALUMINUM
ARM: 6' MONOTUBE
FIXTURE: 150W HPS
COBRAHEAD
FOUNDATION: 3'X8' INDOT SPEC
POLES ARE FEED WITH
#10 CONDUCTORS FROM
BACK OF LOTS.
NIPSCO SPEC FOR
DISCONNECT PEDestal





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