

MUNSTER PLAN COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 10, 2015, 7:30 PM
MAIN MEETING ROOM – MUNSTER TOWN HALL
REVISED FEBRUARY 9, 2015

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes – January 13, 2015
4. Preliminary Hearings – none
5. Public Hearings –
 - a. **Petition PC 15-001** – Thomas and Jean Burns, 10415 Calumet Avenue - requesting a re-zone of Main Crossing, Lot 1.
6. Developmental Plan Review
 - a. **Petition PC 14-016** – Jerry Tadros, Tobacco Land, 7910 Calumet Avenue – requesting to modify previously approved Development Plan.
 - b. **Petition PC 15-003** – Ridge Complex LLC c/o Paul E. Taylor, 1170 Old Henderson Rd, Suite 109, Columbus, OH – requesting Developmental Plan approval for 11 Ridge Rd.
 - c. **Petition PC 15-004** – Tom Largus, Largos Speedy Print, Inc., 938 Westminster – requesting Development plan approval for the addition of a garage door at 213-219 Ridge Road.
7. Findings of Fact
 - a. **Petition PC 14-019** – Attorney Patrick Brennan, 707 Ridge Road – requesting Re-subdivision of Lot 1 of CFS Ridge Road Campus. Petition received Preliminary Plat approval at the Commission’s January 13, 2015 meeting.
8. Old Business
 - a. None
9. Additional Items for Discussion
 - a. **Centennial Village Development** – Centennial Village Partners, LLC c/o Mathew Kimmel – requesting modifications to the Centennial Village Development Agreement
 - b. Request for further clarification by staff for Sec. 29-1282 and Sec. 26-1302 of the Munster Municipal Code.
10. Next Meeting – March 10, 2015, 7:30 pm
11. Adjournment

**MUNSTER PLAN COMMISSION
STAFF REPORT
TUESDAY, FEBRUARY 10, 2015, 7:00 PM**

The Town of Munster Staff Review Team offers the following reports:

Public Hearings

- 1. Petition PC 15-001 – Thomas and Jean Burns, 10415 Calumet Avenue - requesting a re-zone of Main Crossing, Lot 1**

Petitioners appeared for Preliminary Hearing at the January 13, 2015 Plan Commission meeting. The Board moved to set the Petition for Public Hearing for their February 10, 2015 meeting.

Petitioners are requesting approval to rezone the property in the vicinity of construct an Calumet Avenue from its existing zoning of C-1, R-4 and PUD to all become C-1. A history of the zoning on the property is attached.

Developmental Plan Review

- 1. Petition PC 14-016 – Jerry Tadros, Tobacco Land, 7910 Calumet Avenue – requesting to modify previously approved Development Plan. Current Zoning is C-1.**

The Petition was heard at the Commission's January 13, 2015 meeting. Minutes of the meeting are within the packet for review.

Pursuant to the Plan Commission's motion, Staff removed the red-tag stopping the Petitioner from working.

Building color scheme, metal bars on windows and signage on both the building and free-standing sign are still issues to be resolved. Petitioner indicated that protective glass has been installed on the windows in lieu of metal bars. Petitioner will bring additional review materials to the meeting for the members to review.

- 2. Petition PC 15-003 – Ridge Complex LLC c/o Paul E. Taylor, 1170 Old Henderson Rd, Suite 109, Columbus, OH – requesting Developmental Plan approval for 11 Ridge Rd. Existing Zoning is C-1.**

Petitioner is requesting Development Plan Review approval to perform an interior remodel of an existing building located at 11 Ridge Road. The Petitioner wishes to divide the building into two suites. The Petitioner does not know what the proposed occupants will be. Minor exterior work such as door replacement and demolition of exhaust vents are proposed.

Staff has concerns that the Petitioner will not be able to meet the current landscaping ordinance. Staff also has concerns about the number of parking spaces that will be required. Since the occupants are unknown, a parking calculation can't be made at this time. Petitioner states that

shared parking is available with the adjoining lot. The two lots are owned by the same person. The Petitioner was asked to bring photographs of the site and building and an aerial photograph for use by the Commission.

3. **Petition PC 15-004** – Tom Largus, Largos Speedy Print, Inc., 938 Westminster – requesting Development plan approval for the addition of a garage door at 213-219 Ridge Road.

Petitioner is requesting Development Plan Review approval to place a new garage door in place of an existing window. Petitioner states that he needs a larger door opening to allow for new printing equipment to be placed inside the building. Petitioner states work is proposed to be less than \$10,000.

Findings of Fact

1. **Petition PC 14-019** – Attorney Patrick Brennan, 707 Ridge Road – requesting Re-subdivision of Lot 1 of CFS Ridge Road Campus.

Petition received Preliminary and Secondary Plat approval at the Commission's January 13, 2015 meeting. Mr. Reed moved to grant approval with a second from Mr. Friedman. Motion passed 7-0.

Additional Items for Discussion

1. Centennial Village Development – Centennial Village Partners, LLC c/o Mathew Kimmel – requesting modification of the Centennial Village Development Agreement

Please see attached email by Munster Town Manager dated February 6, 2015 at email attachments.

2. Request for further clarification by staff for Sec. 26-1282 and Sec. 26-1302 of the Munster Municipal Code.

In June of last year the Plan Commission received a memorandum from former Asst. Town Manager Clay Johnson (attached) regarding a review of Sec. 26-1282 and Sec. 26-1302 of the Munster Municipal Code. A draft Ordinance was created (attached) for the Commission's review. The June 10, 2014 minutes (attached) reflect that the Commission was comfortable with proposed revision language for modifying Sec. 26-1282 (a) letters b, c, d and e but not a. There was no mention of modifications to Sec. 26-1302.

Staff is requesting further clarification of Sections 26-1282 and 26-1302. Specifically modifying Sec. 26-1282 (a) d. to include re-roofing, replacing windows and doors, and other similar items. Also, was it the Commissions intent to revise Sec. 26-1302 as proposed by the Ordinance.

From: [Dustin Anderson](#)
To: [Mike Mellon](#); [W Baker](#); [Roland Raffin](#); [Stuart J. Friedman](#); [council](#)
Cc: [Andy Koultourides \(external\)](#); [John Reed \(external\)](#); [Law Feingold](#); [Joseph M. Nordman](#); [Craig Hendrix](#); [Dave Shafer](#); [Greg Vitale](#)
Subject: New Item on the Planning Agenda
Date: 02/06/2015 05:13 PM
Attachments: [20150130 CENTENNIAL VILLAGE Site Plan \(2\).pdf](#)
[20150130 CENTENNIAL VILLAGE Parcel Index.pdf](#)
[20130819 CENTENNIAL VILLAGE Special Meeting Agenda.pdf](#)
[20130117 CENTENNIAL VILLAGE Site Plan.pdf](#)
[20130117 CENTENNIAL VILLAGE Parcel Index.pdf](#)

Members of the Plan Commission,

In August of 2013 members of the Plan Commission, Redevelopment Commission, Economic Development Commission, and Town Council held a joint Special Meeting to affirm the development, trust, and financing agreements between the Town of Munster and Centennial Village Partners, LLC (Mr. Matthew Kimmel). The agenda and packet for this meeting is attached as file 20130819 CENTENNIAL VILLAGE Special Meeting Agenda.

Over the course of the last two months the Town and Mr. Kimmel have been engaged in ongoing discussions to amend the development agreement. The functional outcome of these proposed changes would allow Mr. Kimmel to move forward with the hotel development in ahead of the proposed schedule; it would also change the deadline for the Town to complete the first 800 feet of the 45th Street extension; and other like-changes. Further included in these proposed changes are negotiations regarding all the requisite protections to each party involved. We are all moving forward in good faith and I have no doubt we will come to a mutually agreeable solution that will be presented to the appropriate Councils and Commissions at the right time.

Also being discussed is the composition of the site of Centennial Village. Mr. Kimmel is keen to have this particular matter settled in advance of the rest of the agreement because it will allow him to more effectively plan, market, and design the site. I do not disagree that it would be beneficial to all involved to have this particular matter discussed at the Plan Commission prior to the general development agreement.

To that end I sought permission from the Chair to amend the agenda for Tuesday's meeting to include this issue. Mr. Mellon agreed that it would be appropriate for the Commission to consider.

There are two particular items that will be brought before you. The first deals specifically with the composition of the southern boundary of the proposed Centennial Village. On August 19th, 2013 the Plan Commission voted on a plan that showed a development with residential units on the southern border that left intact the playground at Centennial Park. This can be seen both in the previously attached agenda packet as well as in the attached file named 20130117 CENTENNIAL VILLAGE Parcel Index.

Mr. Kimmel would like to change the shape of this parcel. The proposed revised parcel can be seen as the attached file named 20150130 CENTENNIAL VILLAGE Parcel Index. Rather than a curved line that has a slight appendix that accommodates the housing units along Clayhole Lake, we see a nearly straight line that includes a much larger appendix that consumes the existing playground.

In addition to the shape of the parcel, Mr. Kimmel would like to change the composition of the buildings on the parcel. The original plan can be reviewed in the previously attached agenda packet as well as in the attached file named 20130117 CENTENNIAL VILLAGE Site Plan.

Beyond removing the existing playground, other contemplated changes include making the Town at least partially responsible for the entrance at North Centennial Drive. In the original Site Plan, the southern boarder of the site extending to the southern edge of North Centennial Drive, ostensibly making the design, construction, and maintenance of this roadway the responsibility of the developer. This is not the case now. The contemplated changes can be found in the attached file named 20150130 CENTENNIAL VILLAGE Site Plan. Another change is the proposed placement of the hotel. Rather than on the northeast corner of the original plan, Mr. Kimmel would like to place this along the southern boarder on the approximate location of the existing playground. He would like to split the playground into two portions that would be moved to the north and south ends of the walking gardens along the greenway trail.

The picnic pavilions would be left untouched.

As a planned unit development, any change on this site must be approved by the Plan Commission. It is your right and responsibility to adjudicate the resolution of these requested changes. You may accept a portion, all, or none of the proposed changes.

That being said, Plan Commission should be advised that it cannot make any decision on these matters this Tuesday. The application should be set for public hearing and appropriate notice given to the community and adjoining property owners. This could be at a special meeting if you so desired. After a public hearing the Plan Commission can take action.

Please call my cell phone if you would like more contextual detail or if you have any other questions, concerns, or thoughts.

Dustin Anderson
Town of Munster Indiana
O: 219 836 6905
C: 219 712 8752
www.munster.org

CENTENNIAL VILLAGE

PHASE 1 - 100% COMPLETE

PHASE 2 - 100% COMPLETE

PHASE 3 - 100% COMPLETE

PHASE 4 - 100% COMPLETE

PHASE 5 - 100% COMPLETE

PHASE 1

PHASE 2



CENTENNIAL PARK

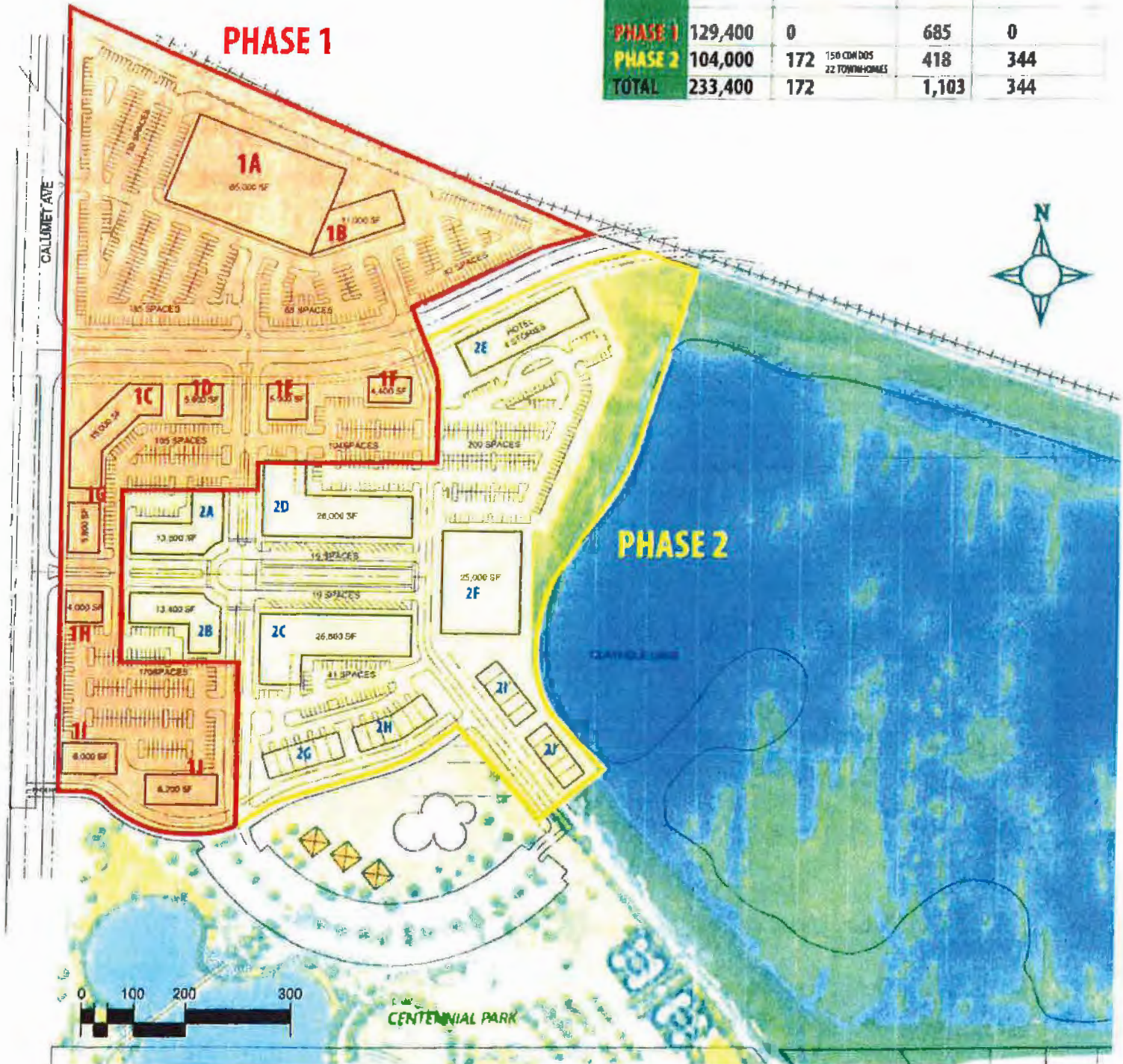
DRAFT 1-17-13

CONCEPTUAL MASTER PLAN



CENTENNIAL VILLAGE

	RETAIL	RESIDENTIAL	PARKING PROVIDED	
	APPROX. SF	APPROX. NO. OF UNITS	RETAIL	RESIDENTIAL 2/D.U.
PHASE 1	129,400	0	685	0
PHASE 2	104,000	172 150 CONDOS 22 TOWNHOMES	418	344
TOTAL	233,400	172	1,103	344



DRAFT 1-17-13

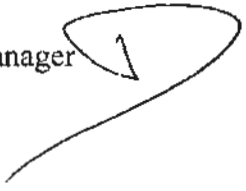
PHASING PLAN



MEMORANDUM

DISTRIBUTED
TC, RDC, EDC & PC
8-19-13

TO: President and Members of the Town Council
President and Members of the Redevelopment Commission
President and Members of the Economic Development Commission
Chairman and Members of the Plan Commission

FROM: Thomas F. DeGiulio, Town Manager 

MEETING
DATE: August 19, 2013

RE: Centennial Village Bond Sale - Special Meeting Agenda Items

On Monday, four boards will meet in a series of meetings for the purpose of approving documents that will begin the economic development bond sale process for Centennial Village. Details about the Centennial Village development will be included later in this memorandum. The order of the special meetings (all taking place in the Main Meeting Room of Town Hall) will be as follows:

1. 6:30 PM – Economic Development Commission
2. 6:45 PM – Redevelopment Commission
3. 7:00 PM – Plan Commission
4. 7:30 PM – Town Council

Centennial Village Background

The redevelopment of the Munster Steel facility has been a top priority of the Town Council for many years, consistently placing it in the top three priorities for redevelopment and strategic planning. The original plan for the site was included in the 2010 Comprehensive Plan. It was only earlier this year, however, that the market provided opportunity for this project to get underway. Negotiations with the developer, Mr. Matthew Kiminel, began and with the assistance of Barnes and Thornburg, a development, trust and financing agreements have been drafted. Copies of the various agreements are attached for the Boards that must take action on them. You will note that there are numerous blanks in the agreements because these are forms of the agreements. The blanks are completed after the bond transaction is complete. The scope of the project has been slightly altered with that included in the Comprehensive Plan, but the essence of the development remains the same. A site and phasing plan of the development is included for your reference.

The development is slated to consist of a total of approximately 233,000 sq. ft. of retail development fitting a theme of what the developer labels as “Fashion and Fitness” which lends itself to concept of the multi-use, walkable lifestyle center. In addition to a core of multi-use (retail and residential buildings) condominiums and town homes will be included in the development. Approximately 172 residential units will occupy the site.

Construction of Centennial Village is to occur in three segments. The first segment consists of the relocation of Munster Steel to a new facility in Hammond along with demolition and cleanup of the existing facility. Munster Steel’s current building makes their operation inefficient and the new facility will allow the company to be more productive while providing the Town with development opportunity and right-of-way for the future 45th Street Grade Separation Project. Each of the two subsequent phases will consist of the construction of the retail/residential buildings. Segment Two consists of a large retail store and outlots along Calumet Avenue and a newly constructed extension of 45th street. Segment Three continues with more retail development, hotel, and stand-alone townhomes and condominiums. The true core of the development occurs with this third and final

segment of construction. A timeline of the project, provided by Mr. Kimmel is included so that you may review the timing of each of these phases.

Centennial Village Incentive

To help spur this development along, the Town will provide Mr. Kimmel AKA Centennial Village, LLC with a financial incentive of not more than \$14,200,000 over the next several years. This amount will be financed through bonds sold by economic development revenue bonds. These bonds can be paid off by the Town through Tax Increment Finance (TIF) revenues or our allotment of the new income tax allocated for economic development. The Town will issue bonds in two series – one beginning in 2013 with the next to follow in 2015. The 2013 bonds will provide the developer with \$6.4M for the purposes of the development, while the 2015 bonds will have proceeds to the developer amounting \$7.8M.

Actions for Monday:

6:30 PM: Economic Development Commission (EDC)

1. The EDC members must elect a President, Vice President, and Secretary
2. The EDC approves a resolution approving the EDC Report and the form of indenture, bonds, and bond ordinance.

6:45 PM: Redevelopment Commission (RDC)

1. The RDC adopts the Declaratory Resolution amending the Economic Development Plan to include the whole of the Centennial Village Development.
2. The RDC adopts a resolution pledging TIF revenues to the repayment of the bonds issued for this project.

7:00 PM: Plan Commission (PC)

1. The PC adopts a resolution (constituting a written order) to amend the Economic Development Area to include the Centennial Village project.

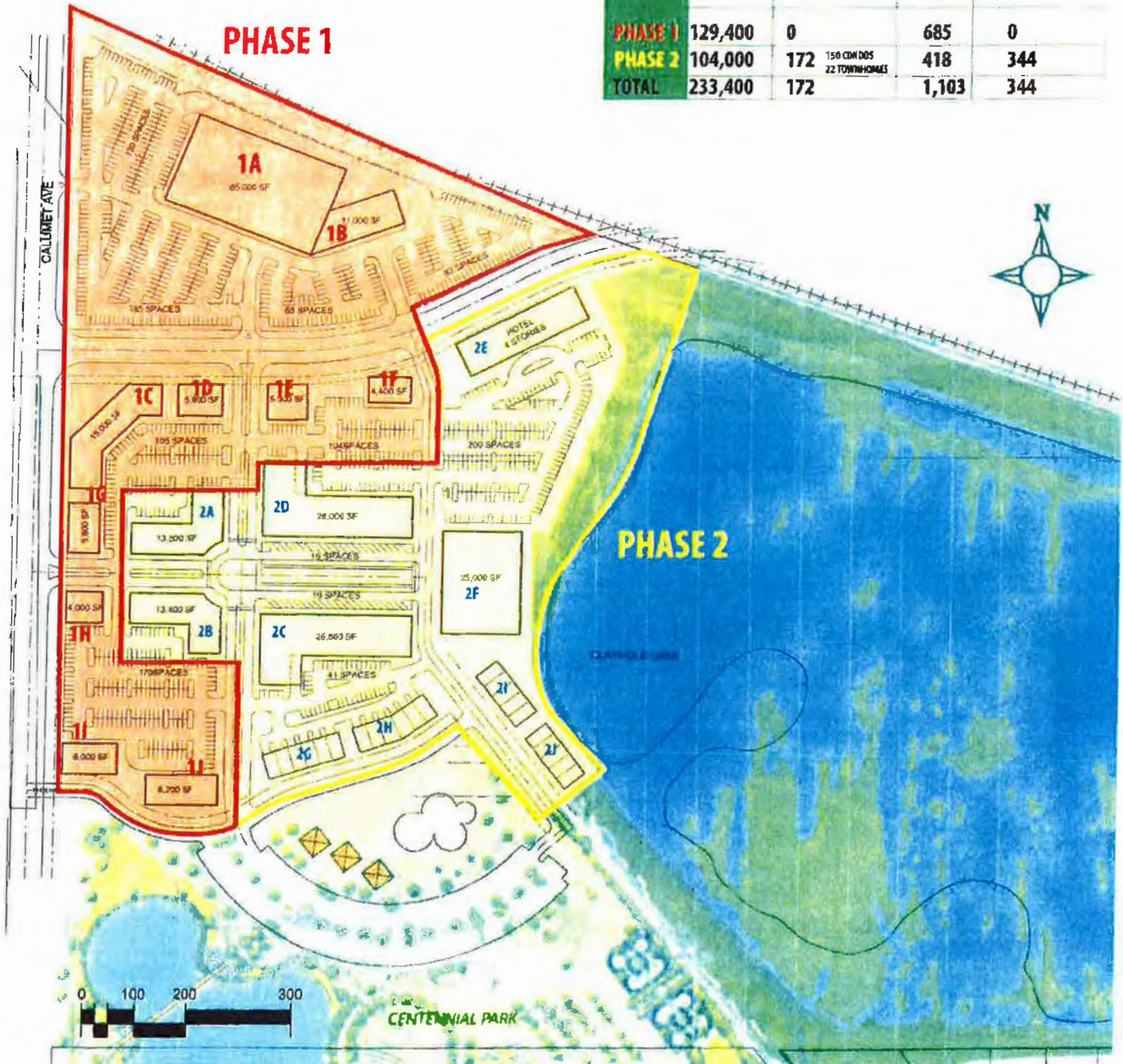
7:30 PM: Town Council (TC)

1. The TC adopts the resolution approving the Declaratory Resolutions of the RDC and PC.
2. The TC waives the rules, suspends the readings, and approves the bond ordinance on first reading, which will authorize the issuance of subordinate tax increment revenue bonds.

On Tuesday, September 3rd the RDC will conduct a Special Meeting. At that meeting they will conduct a Public Hearing on the Economic Development Plan. At the conclusion of the hearing they will then vote to adopt the amended Economic Development Plan. On Monday, Bond Counsel a one page timeline of how the various transactions will occur towards the selling of the bonds. Mr. Thomas Pittman, Barnes & Thornburg, will be present to answer any questions and lead the Boards through the various adoptions.

CENTENNIAL VILLAGE

	RETAIL	RESIDENTIAL	PARKING PROVIDED	
	APPROX. SF	APPROX. NO. OF UNITS	RETAIL	RESIDENTIAL 270 U.
PHASE 1	129,400	0	685	0
PHASE 2	104,000	172 150 CONDOS 22 TOWNHOMES	418	344
TOTAL	233,400	172	1,103	344



DRAFT 1-17-13

PHASING PLAN



CENTENNIAL VILLAGE

PHASE 1: INITIAL DEVELOPMENT

PHASE 2: FUTURE DEVELOPMENT

PHASE 3: FUTURE DEVELOPMENT

PHASE 4: FUTURE DEVELOPMENT

PHASE 5: FUTURE DEVELOPMENT



PHASE 1

PHASE 2



CENTENNIAL PARK

DRAFT 1-17-13

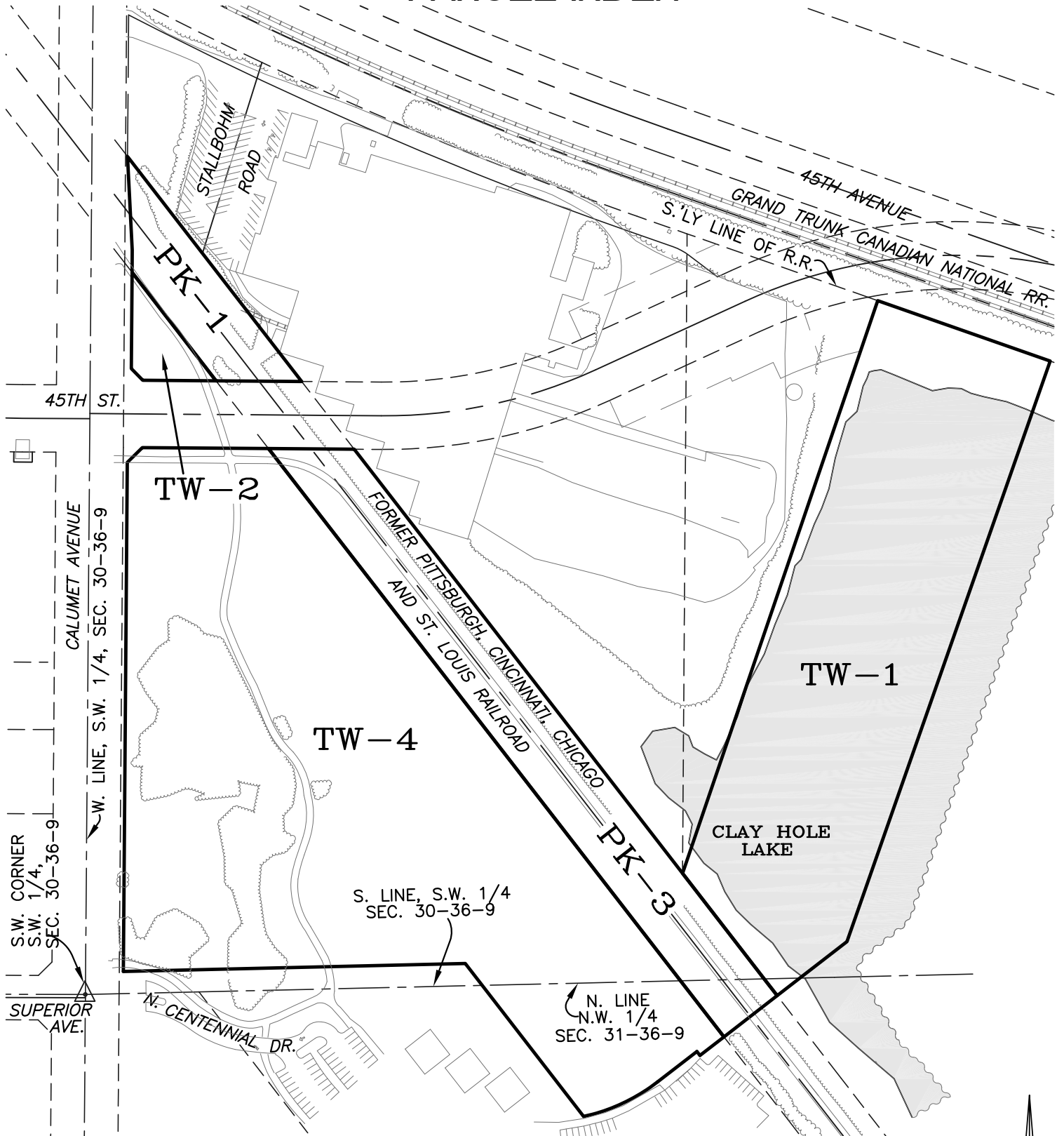
CONCEPTUAL MASTER PLAN



	2013 Second Half	2014 First Half	2014 Second Half	2015 First Half	2015 Second Half	2016 First Half	2016 Second Half	2017 First Half	2017 Second Half	2018 First Half	2018 Second Half	2019 First Half
Segment I												
Dev. Agreement & Final Approval	X	X										
Construction of New MS Facility	X	X	X	X								
MS Relocation		X	X	X								
Demolish MS facility		X	X	X								
Mitigation of Env & Wetlands		X	X	X	X							
Construction of 45th Ave Extension			X	X	X							
Segment II												
Additional Mitigation, etc.				X	X	X						
Site Improvements				X	X	X	X					
Buildings 1A, 1B, 1C				X	X	X	X	X	X			
Buildings 1D, 1E, 1F				X	X	X	X	X	X	X		
Buildings 1G, 1H, 1I, 1J				X	X	X	X	X	X	X		
Segment III												
Site Improvements								X	X	X	X	
Buildings 2A & 2B								X	X	X	X	
Buildings 2C & 2D								X	X	X	X	
Condominiums								X	X	X	X	
Townhouses								X	X	X	X	
Building 2F								X	X	X	X	
Building 2G (Hotel)								X	X	X	X	

EXHIBIT "D"

PARCEL INDEX



Reference Name: D.V.G.
 Survey Job No: S14231
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 Drawn By: G.B.
 Date: 1/30/15
 /14231/PLAT OF..R-11.DWG
 Sec. 30-36-9

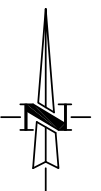
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Centennial Village
Munster, Indiana

Münster, Indiana

CENTENNIAL VILLAGE SITE DATA						
	RETAIL	RESIDENTIAL	HOTEL	PARKING PROVIDED		
	APPROX. SQ. FT.	APPROX. NO. OF UNITS	APPROX. NO. OF ROOMS	RETAIL	RESIDENTIAL	HOTEL
SEGMENT 2	109,400 SF	---	100 ROOMS	550	---	112
SEGMENT 3	124,000 SF	112 UNITS	---	392	344	---
TOTAL	233,400 SF	112 UNITS	100 ROOMS	950	344	112

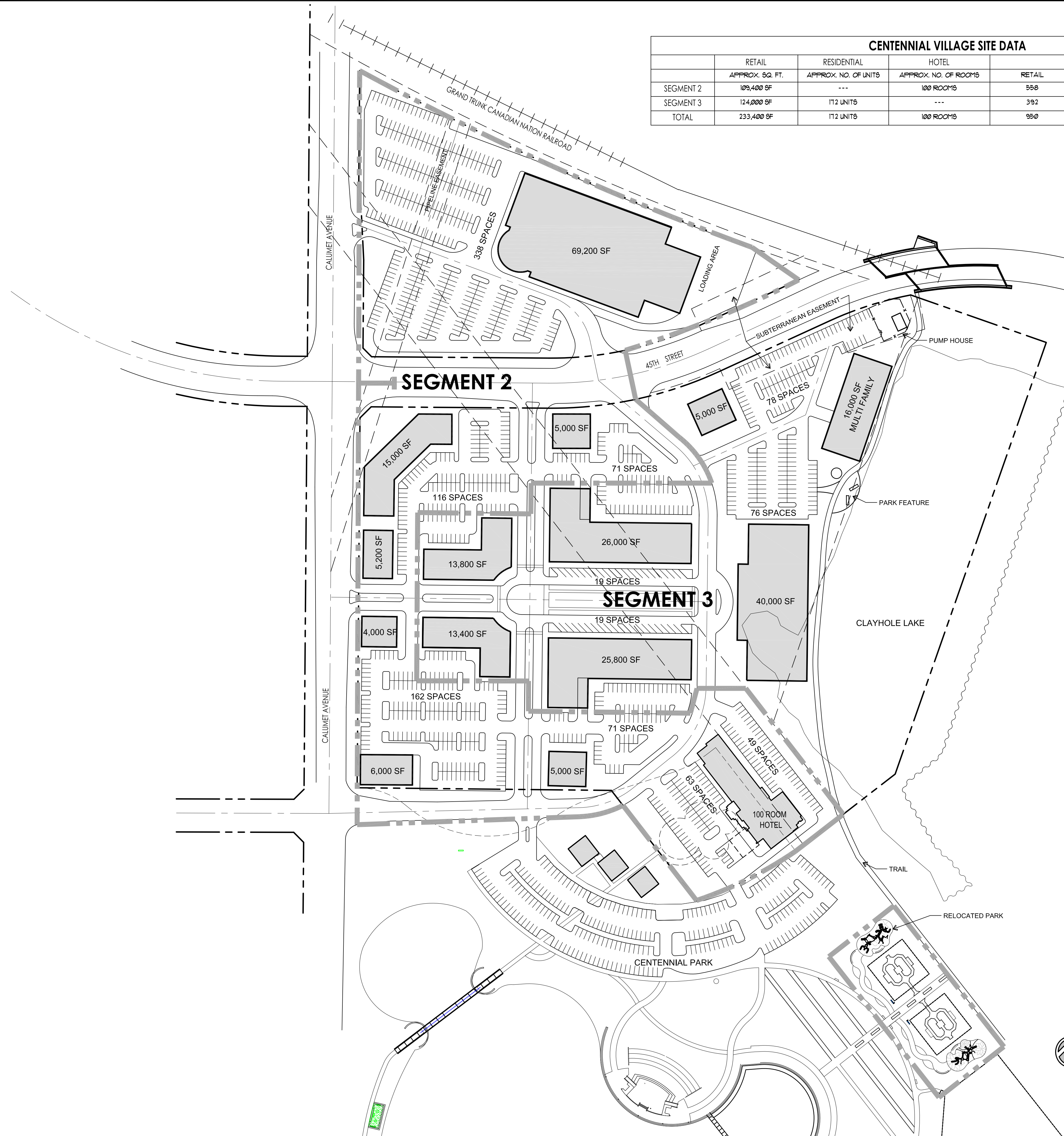
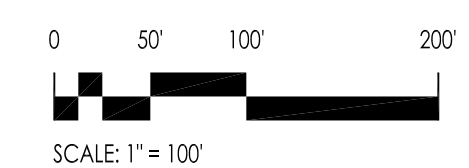


EXHIBIT B

113012015

[illegible]

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2013-0135

PROJECT NUMBER

FILE NUMBER

-30-2015

ATE

MH

DRAWN BY

FINAL REVIEW

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ITE PLAN

SHEET NAME

S-1.0

SHEET

EET OF