

**MUNSTER PLAN COMMISSION**  
**MINUTES OF BUSINESS MEETING**  
Meeting Date: August 11, 2020  
Date of Approval: \_\_\_\_\_

**Call to Order:** 7:31 PM on August 11, 2020.

Due to the Governor's Executive Orders 20-09 and 20-18 placing restrictions on the number of people allowed to gather in one location, members attended the remotely via Zoom, a video conferencing application.

**Pledge of Allegiance**

**Members in Attendance:**

William Baker  
Stuart Friedman (via Zoom)  
Chuck Gardiner  
Roland Raffin (via Zoom)  
Brian Specht (via Zoom)  
Steve Tulowitzki (via Zoom)

**Members Absent:**

Andy Koultourides

**Staff Present:**

Tom Vander Woude, Planning  
Director  
David Wickland, Attorney

**Approval of Minutes:**

- a. **July 14, 2020 Regular Meeting Minutes**

**Motion:** Mr. Friedman moved to approve the July 14, 2020 meeting minutes.

**Second:** Mr. Tulowitzki

**Resolved:** Approved viva voce.

**Preliminary Hearings:**

None.

**Public Hearings:**

- a. **None.**

**Development Plans:**

- a. **None.**

**Findings of Fact:**

- a. **None.**

**Other Business/Additional Items for Discussion**

**a. Request for extension of approval: PC Docket No. 19-004 Alen Fetahagig of Kimley-Horn and Associates on behalf of Target Corporation requesting developmental plan approval to add façade treatments and modify signs at 8005 Calumet Avenue.**

Mr. Vander Woude presented his staff report. He said that Target Corporation represented by Kimley-Horn Associates is requesting an extension of the August 2019 approval of a development plan that was submitted in conjunction with a variance request. He said there is a stipulation that a development plan approval expires after one year if construction has not commenced, unless renewed. He said the Plan Commission has the authority to review the plans, determine whether circumstances have changed, and decide whether or not to renew. He said that the plan includes new signage, Stonewood façade treatments, and landscaping.

Mr. Raffin asked is any work had been done. Mr. Vander Woude said that nothing has been done.

Mr. Baker introduced Ms. Amy Henry of Kimley-Horn. She stated that the delay on the project is due to COVID. She said that Target had scheduled the work for this spring, but all work came to a halt and there was rescheduling of projects and everything was pushed back. Mr. Specht asked if they still expect to complete the project. Ms. Henry said that they have not heard of any cancelation of projects, but there have been logistics issues, getting crews to the sites. Mr. Gardiner asked how long the construction timeline is for this project. Ms. Henry said that the interior and exterior remodels usually take about 4 to 5 months. Mr. Gardiner said that the plans show they were updated November 2019, after the approval, and asked if that was done in response to directives from the Plan Commission given earlier in the year. Mr. Vander Woude said that the approval of the development plan was contingent upon approval of variances from the BZA which occurred later and the BZA had requested an expansion of the façade treatments and the landscaping. Mr. Baker asked how the Town handles the maintenance of the extensive landscaping at commercial developments. Mr. Vander Woude said that the Town's property maintenance code requires maintenance and it is enforced by the Zoning Enforcement Officer. Mr. Baker asked if that is reported to the Town Council. Mr. Vander Woude said that a weekly report is submitted to the Town Manager. Mr. Baker asked how much time a business or resident is given to fix a situation. Mr. Vander Woude said that he believes the timeframe is two weeks. Mr. Baker asked if the Target plan included irrigation. Mr. Vander Woude said that every landscape plan is supposed to include a note stating that the landscaping will be irrigated. Ms. Henry said she wasn't sure if there was going to be initial or permanent irrigation. She said that some of the dead trees on the Target property are dead because they were killed by the Emerald Ash Borer and they will be replaced with a hardier breed. Mr. Vander Woude confirmed that the plan includes that note. Mr. Baker asked that staff provide him with the process and the fines.

Mr. Raffin said that he's frustrated that a year has passed and the project has not been completed. He said that in his experience as a contractor working on Target projects in the Chicago area, it has not been difficult to find companies to do the work. He said that the Town has spent resources protecting the Target store by shutting down Calumet Avenue to prevent looting from Chicago and would be disappointed if the project was not completed in a year.

**Motion:** Mr. Tulowitzki moved to grant a one-year extension of the approval of PC Docket No. 19-004, Target Corporation developmental plan approval to add façade treatments and modify signs at 8005 Calumet Avenue.

**Second:** Mr. Specht

**Resolved:** Aye: 5. Nay: 1. Roland Raffin voting against.

**b. Planning and Development Updates**

p

Mr. Vander Woude reported on projects underway throughout the Town. He stated that the Town is working on the Calumet Ave./Ridge Road streetscaping plan. He reviewed the themes of the plan. He said that this is the northern commercial corridor of the Town, which has seen the least amount of new development, and this is the proposed location for a new train station. He said an existing conditions report is under development. The project schedule includes public and stakeholder involvement activities and is to be completed in March or April of 2021. Mr. Baker asked if private developments would be required to implement the recommendations of this plan. Mr. Vander Woude said that the public frontage – the area between the street curb and the property line – is the responsibility of private developers if there is new development. Mr. Baker asked if this plan will work with the previous plans that call for pushing buildings to the street. Mr. Raffin asked if this plan will be submitted to the Plan Commission for a recommendation to the Town Council. Mr. Vander Woude said that this plan will not be an ordinance, so the procedure for adoption does not require a public hearing and a favorable recommendation. Mr. Raffin asked if they are looking at just landscaping. Mr. Vander Woude said that there are two aspects to the plan: an aesthetic component and a plan level redesign of the road cross section. Mr. Tulowitzki pointed out that this would affect all property owners not just the properties that are being redeveloped.

Mr. Vander Woude reported on a proposal for the Lansing Country Club. He said that a development firm has stated their intent to purchase the club and develop it into a medical office park. He said they are proposing to build it in keeping with the current zoning. Mr. Raffin asked if any warehousing is being proposed. Mr. Vander Woude said that warehousing is not permitted in this district and they are not proposing any zoning changes. He said that they will apply for approval for a commercial subdivision. Mr. Baker asked whether there will be a traffic study. Mr. Vander Woude said that there would be a detailed study. Mr. Baker asked if the Town follows up on the traffic projections provided by developers. Mr. Vander Woude said that the Town should complete a transportation plan from time to time. Mr. Raffin asked why the development is not connecting to Wentworth Ave, which would provide access to 45<sup>th</sup> without having to travel on Ridge. Mr. Gardiner said that there was a discussion at the Town Council meeting of a connection to Margo Lane. Mr. Vander Woude said that connection is stubbed out and could be connected but would be expensive because the CN railroad would likely not permit an at-grade crossing. Mr. Raffin asked if they were asking for any Town incentives. Mr. Vander Woude said that the developer suggested at the Town Council meeting that they would like the Town to participate in the cost of providing access to the site. Mr. Gardiner said that any development there will need access and the Town should be thinking about how to use those access points to benefit other areas of the Town. Mr. Vander Woude said that his opinion as a planner is that the Town needs new connections. He said the Town cannot widen any of its roads so any new capacity will have to come from new road connections. Mr. Baker said that the transportation aspects need to be addressed because it looks like its just putting pressure on existing access points. Mr. Vander Woude said that the next step will be meetings to refine the site plan, meetings between the Town Manager and Town Attorney to discuss a development agreement, and that there will be a review and approval of the subdivision plans. Mr. Gardiner suggested that there be a transportation plan that addresses the concerns of the Town and reiterated that the connection to Margo Lane is important. Mr. Raffin also said that a connection to Wentworth would be positive. Mr. Tulowitzki asked if the developer had provided information on the Mishawaka project and whether there had been any information provided about their TIF proposal. Mr.

Raffin suggested that if TIF funds are used, then the buildings and the development should be in the style that they want.

Mr. Vander Woude presented status updates on the North Point Orthopedics project at 9445 Calumet Avenue, the Kiddie Academy at 10419 Calumet, Centennial Village Building B and Building G, and Aurelio's Pizza.

**Next Meeting:** Mr. Baker announced that the next regular business meeting will be October 13, 2020 at 7:30 p.m.

**Adjournment:**

**Motion:** Mr. Specht moved to adjourn the meeting.

**Second:** Mr. Raffin

**Resolved:** Motion carries viva voce.

Meeting adjourned at 8:55 p.m.

\_\_\_\_\_  
President Bill Baker  
Plan Commission

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Executive Secretary Thomas Vander Woude  
Plan Commission

\_\_\_\_\_  
Date of Approval