



**To:** Members of the Town Council

**From:** Tom Vander Woude, Planning Director  
Dustin Anderson, Town Manager

**Date:** April 19, 2021

**Re:** Consideration of multiple zoning code text amendments (PC Docket 21-002).

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The purpose of this memo is to request Town Council approval of multiple zoning code text amendments.

### **Background**

On December 23, 2019, the Munster Town Council approved Ordinance 1788 and adopted the Munster Character-Based Code replacing a code that had been in place since 1985. Since the adoption of the code, the Town Council has approved three amendments to the code.

- ORDINANCE NO. 1795: AN ORDINANCE AMENDING CHAPTER 26 SECTION 6 DIVISION 4 OF THE TOWN OF MUNSTER MUNICIPAL CODE TO CLARIFY PROVISIONS RELATED TO THE LANDSCAPING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS
- ORDINANCE NO. 1800: AN ORDINANCE AMENDING CHAPTER 26 ARTICLE 6 OF THE TOWN OF MUNSTER MUNICIPAL CODE PERMITTING CHANGEABLE COPY ON GAS STATION MONUMENT SIGNS
- ORDINANCE NO. 1801: AN ORDINANCE AMENDING CHAPTER 26 ARTICLE 6 OF THE TOWN OF MUNSTER MUNICIPAL CODE SETTING A 6' MAXIMUM HEIGHT FOR FENCES IN SIDE YARDS IN CERTAIN RESIDENTIAL DISTRICTS

During the development of the code, staff made every effort to anticipate various development scenarios and incorporate standards to address them. As we implemented it over the course of the last year, though, we encountered situations that were unique and unexpected, which has required us to revisit the code. This was fully anticipated at the time of the adoption. Over the last year, we have kept track of the areas of the code that are unclear or don't quite fit with the specific circumstances within the Town.

Generally, we found there are opportunities to clarify development standards, calibrate the zoning standards to actual conditions, clean up some errors and typos, and roll back a few of the requirements that we have heard are costly to implement and have little public benefit.

Staff prepared a list of amendments (included in exhibit A of the attached ordinance) and presented them to the Plan Commission under Docket 21-002.

The most significant proposed revisions are described in the attached presentation slides.

The Plan Commission held a public hearing on this amendment on April 13, 2021; one resident spoke in favor of the proposed amendment of the standards for fences in corner side yards. After closing the public hearing, the Plan Commission voted 6 to 1 to forward a favorable recommendation for approval to the Town Council. The motion specifically eliminated the proposed amendments related to private lighting types and to monument signs. The Town Council must adopt, reject, or amend the proposal.

## **Recommendation**

*Motion to waive the readings and adopt on first reading Ordinance 1827 adopting multiple zoning code text amendments.*

## **Attachments**

1. Ordinance No. 1827 with exhibit A
2. Adopted findings of fact for PC Docket No. 21-002
3. Certification of PC Docket No. 21-002
4. Zoning Text Amendments presentation slides