



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: October 12, 2021

Agenda Item: PC Docket No. 21-015

Hearing: N/A

Application Type: SUBDIVISION – FINAL PLAT

Summary: Guy Costanza/GM Contracting requesting approval of a final plat for the Ridge Café Addition, a one lot subdivision at 407-411 Ridge Road.

Applicant: Guy Costanza/GM Contracting

Property Address: 407-411 Ridge Road

Current Zoning: CD-5 Urban Center Character District

Adjacent Zoning: North: CD-5
South: CD-5
East: CD-5
West: NICTD/Monon ROW

Action Requested: Approve Final Plat

Additional Actions Required: None

Staff Recommendation: Approval

Attachments: Ridge Café Addition final plat prepared by Torrenga Surveying LLC dated 01.06.2020 with revisions dated 11.25.2020

BACKGROUND

Guy Costanza/GM Contracting has submitted an application to consolidate the two parcels located at 407 and 411 Ridge Road into a single lot and construct an approximately 2500 sf commercial building with parking lot. The subject property is approximately 0.495 acres.

The Munster Plan Commission approved the preliminary plat for the Ridge Café Addition under PC Docket 20-011 on January 12, 2021, contingent upon the Plan Commission approval of a Development Plan for the same property. The Plan Commission approved a development plan under PC Docket 20-009 on September 14, 2021.

There are no public improvements associated with this development plan so the Final Plat can be approved without any additional steps.

RECOMMENDATION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 21-015 granting approval of a final plat for the Ridge Café Addition, a one lot subdivision at 407-411 Ridge Road.

