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June 3, 2022

Tom Vander Woude, Planning Director
Town of Munster
1005 Ridge Road
Munster, IN 46321

Subject: Munster Church Addition
Zoning Review Comments

The following are responses to the comments per the May 17, 2022 email:

Parking

1. TABLE 26-6.405.O-1 VEHICULAR PARKING REQUIREMENTS Place of Worship: 1 per 3 auditorium seats + adequate bus space for activities of institution + passenger loading space. **Number of seats in church not shown on plans. This is needed to determine required parking.**

Response: The number of seats in the sanctuary has been added to the Site Plan, Sheet C-2.0, and the required number of spaces has been added as well.

2. TABLE 26-6.405.O-1 VEHICULAR PARKING REQUIREMENTS Place of Assembly: .3 spaces per capacity determined by Town Fire Chief. **Occupancy of accessory building not shown on plans. This is needed to determine required parking.**

Response: The number of seats in the new accessory building has been added to the Site Plan, Sheet C-2.0, and the required number of spaces has been added as well.

3. TABLE 26-6.405.O-6 BICYCLE PARKING REQUIREMENTS 1 bike parking space required per 5000 sf of floor area. **No bike parking shown.**

Response: A 5' x 9' bike rack area has been added near the south east corner of the new building addition at the edge of the sidewalk as can be seen on the Site Plan, Sheet C-2.0.

Additional Note: Accessory Structure Standards

1. My interpretation of the Munster zoning ordinance is that the CIVIC DISTRICT building standards do not apply to the Munster CRC Outbuilding if it is classified as an Accessory Building. The Plan Commission may rule that these standards do apply to accessory buildings, in which case the only applicable standard is the requirement that the roof pitch be 8:12 – 14:12.

Response: A note has been added to the Site Plan, Sheet C-2.0, that notes that the pitch of the new accessory building's roof is to be 8:12.

*Every effort has been made to meet the requirements stated in the comments.
Enclosed are the revised Engineering Plans and other information pertaining to the project.*

Sincerely,

A handwritten signature in black ink, reading "Donald C. Torrenza". The signature is fluid and cursive, with the first name "Donald" and last name "Torrenza" clearly legible.

Donald C. Torrenza, P.E.
Torrenza Engineering, Inc.