



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** September 13, 2022

**Agenda Item:** PC Docket No. 22-017

**Hearing:** **PRELIMINARY HEARING**

**Application Type:** **COMMERCIAL SUBDIVISION – PRELIMINARY PLAT**

**Summary:** SPIN Munster, LLC represented by Gary Warfel requesting approval of a preliminary plat for the Kenmara Phase 1A An Addition to the Town of Munster a commercial subdivision located at the southwest corner of Timrick Dr., Manor Ave., and Fisher Street.

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**Applicant:** SPIN Munster, LLC represented by Gary Warfel

**Property Address:** Intersection of Timrick Drive, Manor Avenue, and Fisher Street

**Current Zoning:** CD-4.B General Urban - B District

**Adjacent Zoning:** North: CZ-Civic  
South: SD-M, SD-PUD, CN RR  
East: CD-4.B, CZ, SD-M, NICTD RR  
West: Village of Lansing, IL

**Action Requested:** Schedule public hearing

**Additional Actions Required:** **Public hearing**  
Findings of Fact  
Approve final plat

**Recommendation:** **Schedule public hearing**

**Attachments:**

Kenmara Phase 1A An Addition to the Town of Munster Final Plat prepared by HWC Engineering dated 09.06.2022

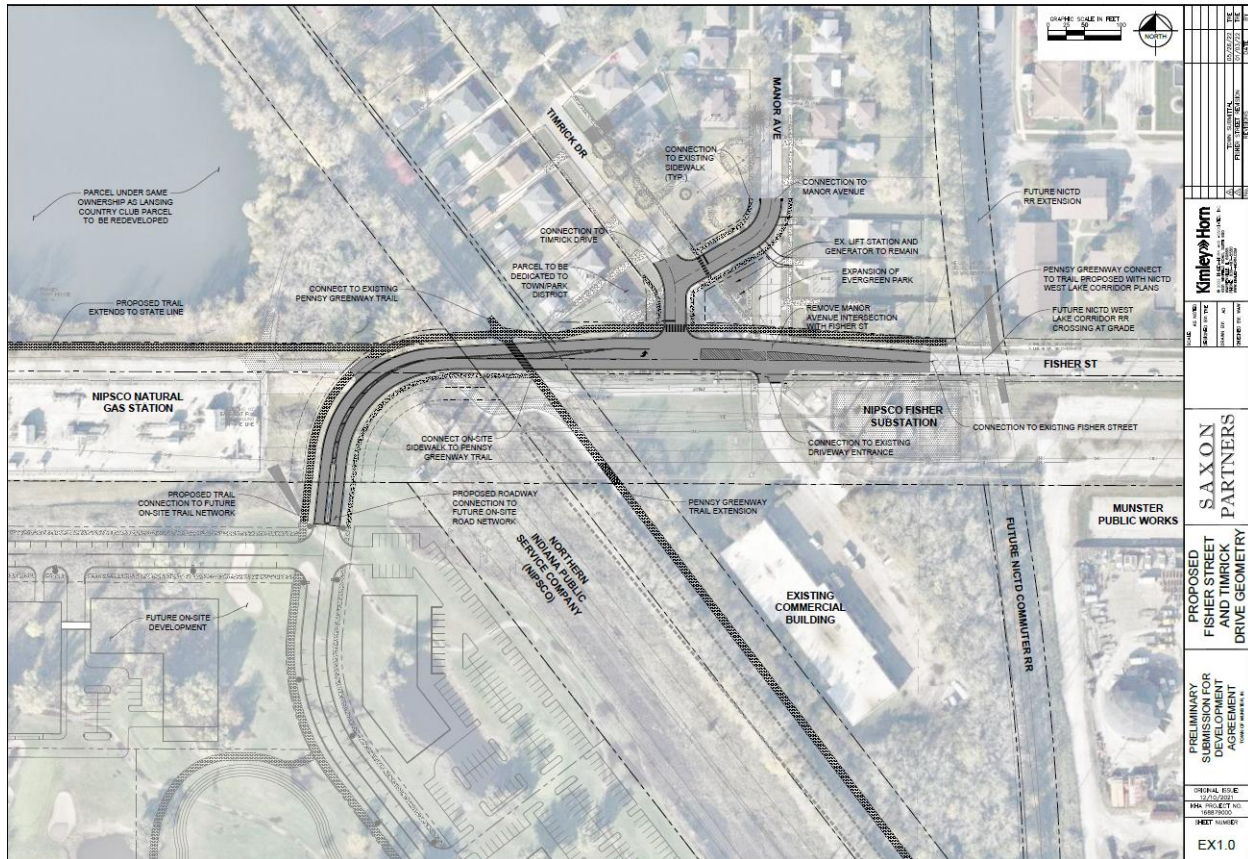
Kenmara Phase 1A Final Plat With Proposed Conditions Exhibit prepared by Kimley-Horn dated 08.30.2022

Proposed Fisher Street and Timrick Drive Geometry prepared by Kimley-Horn dated 05.26.2022

Kenmara An Addition to the Town of Munster Final Plat prepared by HWC Engineering dated 06.30.2022

REQUEST FOR CONDITIONAL PRELIMINARY APPROVAL (REVISED AUGUST 4, 2022) prepared by Gary Warfel, Saxon Partners

SPIN Munster, LLC has presented plans to replat the area at the intersection of Timrick Drive, Manor Avenue, and Fisher Street including Evergreen Park and three residential lots at 236 Timrick Drive, 242 Timrick Drive, and 8845 Manor Avenue. The applicant intends to reconfigure Timrick Drive and Manor Avenue and extend Fisher Street west to provide access to the former Lansing Country Club property.



The applicant is proposing to develop the Lansing Country Club property in four phases. This application is for approval of the plat for Phase 1A of the development. It consists of off-site infrastructure providing access from Fisher Street into the 59-acre tract. This includes the modification of the intersection of Fisher St., Timrick Dr, and Manor Avenue and the extension of Fisher Street to the west.

The preliminary plat for Phase 2 was approved conditionally by the Munster Plan Commission on August 9, 2022. Phase 2 includes the installation of Kenmara Boulevard connecting Maple Leaf Crossing with Fisher Street and portions of two additional streets, the platting of approximately 38 acres of the site into 7 development lots and two small outlots, and the platting and improvement of a central stormwater outlot and a landscape buffer outlot. Development in this phase is projected to include 300,000 square feet of commercial space.

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- Phase 1B: Off-site infrastructure providing access from the Maple Leaf Crossing Planned Unit Development. This includes the extension of Maple Leaf Boulevard into the 59-acre tract as well as the improvement of the Pennsy Greenway regional bike trail along the former Pennsy RR right-of-way.
- Phase 3: The completion of the remaining streets and platting of additional development lots projected to include the construction of 420,000 square feet of commercial space.

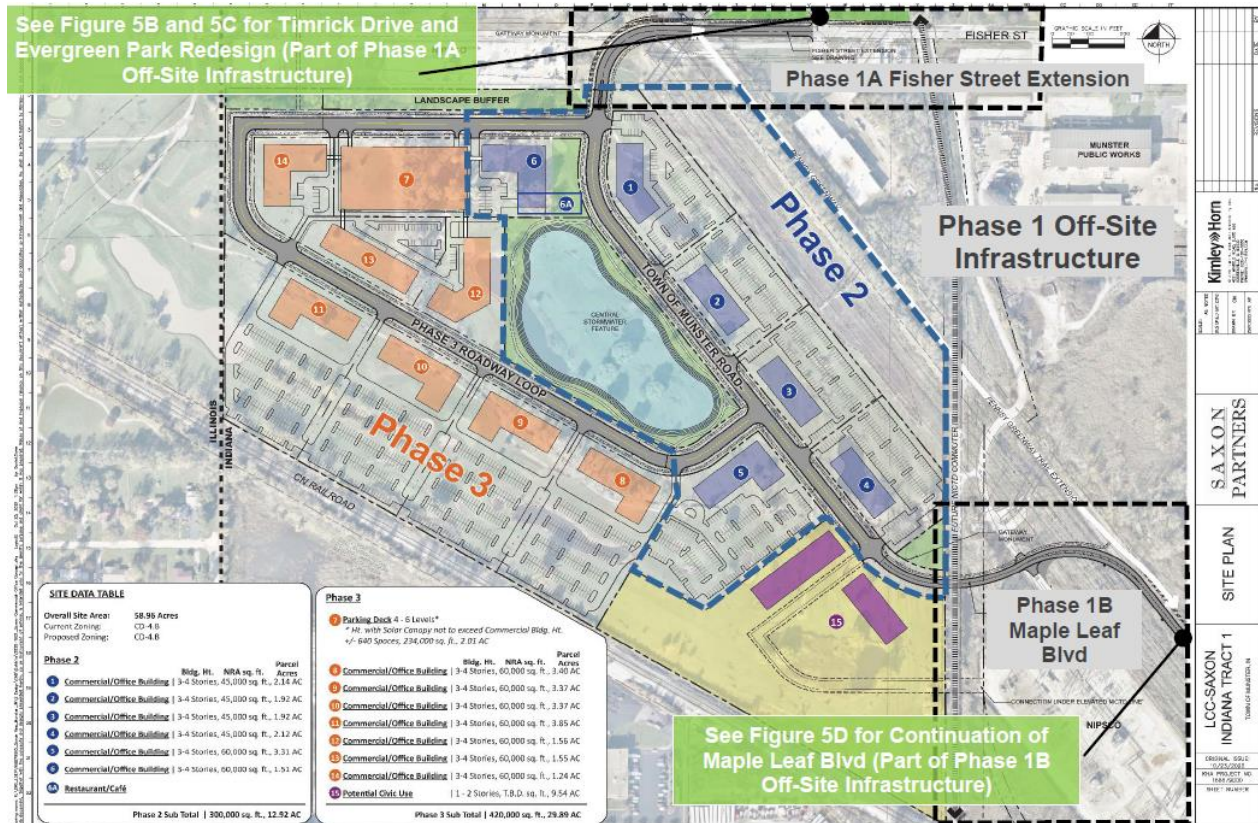


Figure 2 Conceptual Master Plan

Because the plans include the modification of Evergreen Park and the dedication of additional parkland, the applicant presented these plans to the Munster Board of Parks and Recreation (Parks Board) for Conditional Preliminary Approval. On August 16, 2022, the Parks Board voted 4-0 with one member absent to grant that approval. A copy of the Parks Board submittal is attached.

## DISCUSSION AND ANALYSIS

### 1. THOROUGHFARES

The right-of-way widths of Timrick Avenue and Manor Avenue are proposed to match the existing roadways at 80' and 60' wide respectively. The Fisher Street right-of-way is proposed to widen from 50' to 79' to accommodate a northbound center left turn lane. A 10' wide trail is proposed along the north side of Fisher Street and sidewalks are to be installed along Timrick and Manor.

A traffic study was prepared by the applicant to determine the traffic impacts of the development and whether any transportation improvements would be needed. The study made the following findings with respect to Phase 2 of the development (identified as Phase A in the study).

***Future (2025) Build Scenario – Phase A (300,000 square feet)***

***The following improvements are recommended to facilitate access to Phase A.***

- 1. Improve the existing northwest-southeast roadway along the west side of the Pepsi facility to the Town of Munster public road standards.*
- 2. Provide an underpass at the Northern Indiana Transit Commuter District's (NITCD) West Lake Corridor rail alignment (South Access) in order to facilitate secondary access to the proposed development.*
- 3. Realign Timrick Drive to form a "T-intersection" with Manor Avenue approximately 90 feet north of Fisher Street. At the intersection of Timrick Drive/Manor Avenue, install minor-leg stop control on Timrick Drive. Install a "Do Not Block Intersection" sign per IMUTCD standards. The sign should be posted on the northwest quadrant of the intersection, visible to southbound traffic.*
- 4. With construction of North Access, install dedicated left-turn lanes on the east and west legs of Fisher Street at its intersection with Manor Avenue/Commercial Driveway A. The turn lanes should provide 50 feet of storage with a 100-foot taper.*
- 5. Install a new traffic signal at the intersection of Calumet Avenue/Maple Leaf Boulevard per INDOT and Town of Munster requirements.*

The plans presented differ from recommendation #3 of the traffic study. They have been modified to avoid terminating Timrick directly in front of a residential home. Recommendation #4 is partially implemented with the inclusion of a dedicated left-turn lane on the east leg of Fisher Street at its intersection with Timrick Drive.

Staff notes the following:

Sec. 26-335 of the Munster subdivision ordinance requires a right-of-way width of no less than 100 feet for a commercial street. This will require the Plan Commission to grant a waiver.

**2. PUBLIC LANDSCAPING PLAN**

A public landscaping plans has not been provided. A public landscaping plan should include the required street trees to be planted at 30' intervals and a conceptual landscaping plan for the open space.

**3. TRAIL CONNECTIVITY**

A 10' wide shared use path is shown north of Fisher Street which will connect on both the north and south to the proposed Pennsy Greenway.

**4. MISCELLANEOUS**

Phase 1A and Phase 2 are separated from each other by two NIPSCO-owned parcels shown below. The applicant will need to acquire easements or a dedication of right-of-way to connect Fisher Street with the proposed Kenmara Boulevard within Phase 2.





Figure 3 NIPSCO right-of-way



Figure 4 NIPSCO right-of-way

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Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

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**RECOMMENDATION**

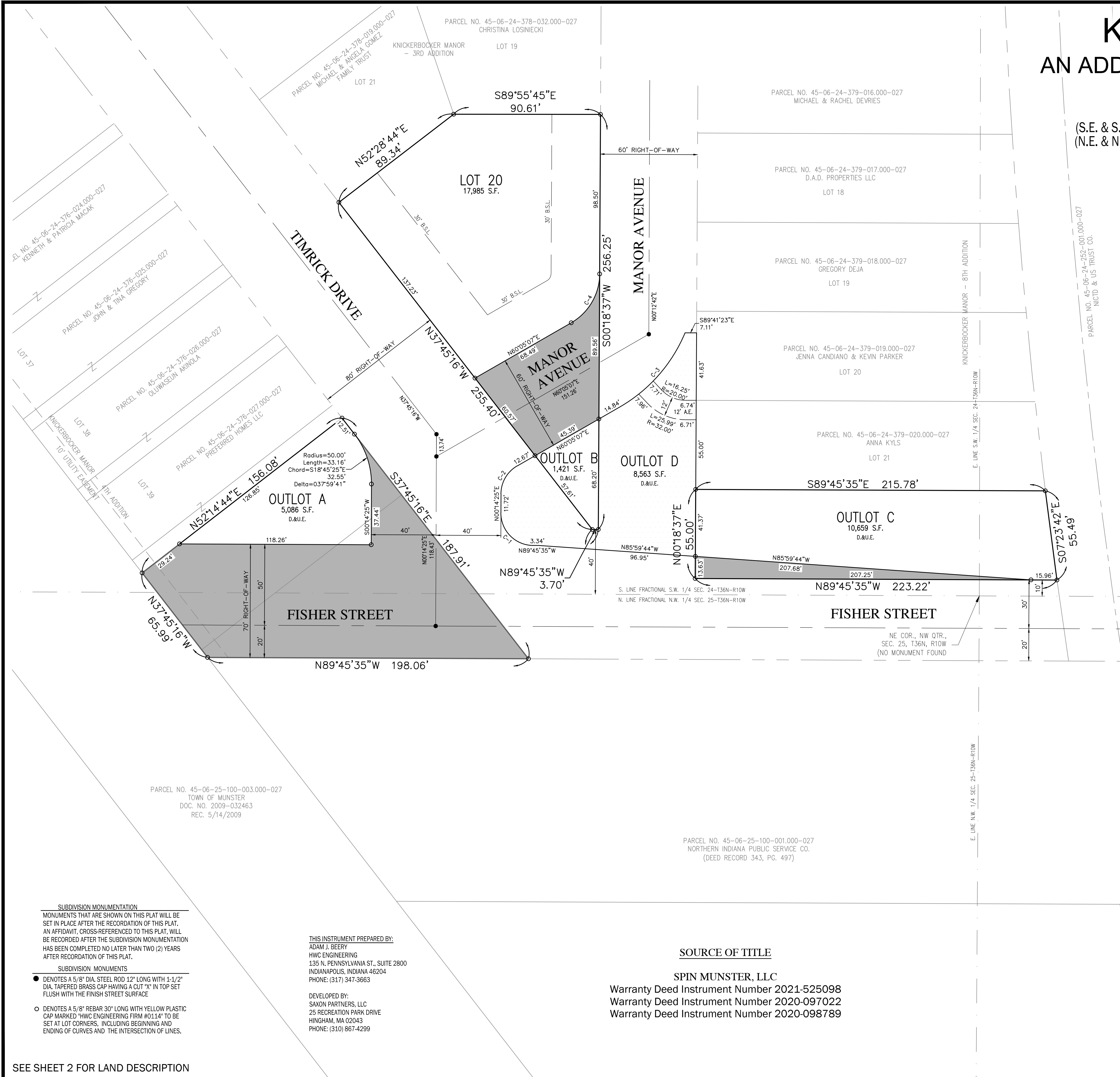
Similar to the preliminary plat for Phase 2, the implementation of Phase 1A will require additional approvals from the Town of Munster and from NIPSCO. These may or may not be resolved prior to the public hearing, so staff would recommend that any approvals be conditional.

The Plan Commission may wish to consider the following motion:

*Motion to schedule a public hearing for PC Docket No. 22-017.*



File Name: W:\Saxon Partners\2022-145-A Saxon Partners - Kenmara\Design\CAD\Plot\22145xPlat\_Base.dwg, Layout: Plat 1 By: cheery Plot Date: Sep 06, 2022 Plot Time: 9:51am



KENMARA PHASE 1A  
AN ADDITION TO THE TOWN OF MUNSTER  
FINAL PLAT  
LAKE COUNTY, NORTH TOWNSHIP  
(S.E. & S.W. QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 10 WEST)  
(N.E. & N.W. QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST)



VICINITY MAP  
Munster, IN  
NOT TO SCALE

THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 18089C0117E, COMMUNITY NUMBER 180139 OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA (MAP DATED JANUARY 18, 2012).

ACREAGE =	1.27
LOTS =	1 LOTS, 3 OUTLOTS
ZONING =	CZ & CD-3.R2

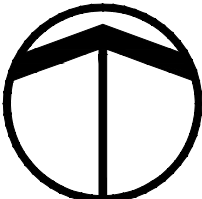
	RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF MUNSTER
	RIGHT-OF-WAY TO BE VACATED AND DEDICATED TO THE PARK BOARD OF THE TOWN OF MUNSTER

LEGEND

RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	-----
SETBACK LINE	_____
CENTERLINE	_____
SECTION LINE	_____

LEGEND

25	LOT NUMBER
D.&U.E.	DRAINAGE & UTILITY EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	PUBLIC RIGHT OF WAY
S.F.	SQUARE FEET



North  
Scale: 1" = 30'

SOURCE OF TITLE

SPIN MUNSTER, LLC  
Warranty Deed Instrument Number 2021-525098  
Warranty Deed Instrument Number 2020-097022  
Warranty Deed Instrument Number 2020-098789

THIS INSTRUMENT PREPARED BY:  
ADAM J. BEERY  
HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, INDIANA 46204  
PHONE: (317) 347-3663

DEVELOPED BY:  
SAXON PARTNERS, LLC  
25 RECREATION PARK DRIVE  
HINGHAM, MA 02043  
PHONE: (310) 867-4299

SUBDIVISION MONUMENTATION  
MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE
- DENOTES A 5/8" REBAR 30" LONG WITH YELLOW PLASTIC CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

SEE SHEET 2 FOR LAND DESCRIPTION

SHEET 1 OF 2

REVISIONS

DATE	DESCRIPTION	BY

**HWC**  
ENGINEERING  
INDIANAPOLIS - TERRE HAUTE  
LAFAYETTE - MUNCIE - NEW ALBANY  
www.hwcengineering.com

KENMARA PHASE 1A  
AN ADDITION TO THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA  
FINAL PLAT

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWN BY AJB/TL/DW/BP	JOB NUMBER 2022-145-S
CHECKED BY AJB	
DATE September 6, 2022	SHEET
SCALE AS SHOWN	

FP1





LEGEND

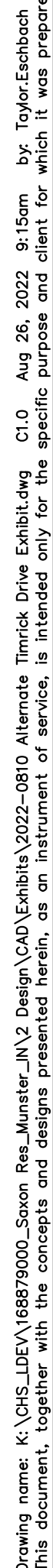
RIGHT-OF-WAY TO BE DEDICATED  
18,615 SF

PROPOSED GREEN SPACE  
43,058 SF

RESIDENTIAL LOTS TO BE CONVEYED TO THE TOWN  
31,887 SF







Revised: 11/15/2023  
 Drawing name: K:\OHS\_DEVA\168798000\_Saxon Rev\_Muster\_INV2 Design\CAD\Exhibits\12-2023-0810 Alternate Timrick Drive Exhibit.dwg  
 C1.0 Aug 26, 2022 9:15am by Taylor.Eesebach  
 This document, including the design and design information herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

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Plot Date: Jun 30, 2022 Plot Time: 9:02am File Name: W:\Saxon Partners\2022-145-A Saxon Partners - Kenmara\Design\CAD\22145-A\Bases\_Rev1.dwg, Layout: Plat 1 By: Hevin

**SUBDIVISION MONUMENTATION**  
MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

**SUBDIVISION MONUMENTS**

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- DENOTES A 5/8" REBAR 30" LONG WITH YELLOW PLASTIC CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

**SOURCE OF TITLE**

TRUSTEES DEED RECORDED  
DECEMBER 30, 2020 AS  
DOC. 2020-098578

THIS INSTRUMENT PREPARED BY:  
ADAM J. BEERY  
HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, INDIANA 46204  
PHONE: (317) 347-3663

DEVELOPED BY:  
SAXON PARTNERS, LLC  
25 RECREATION PARK DRIVE  
HINGHAM, MA 02043  
PHONE: (310) 867-4299

LOT 2C  
REPLAT LOT 2  
DSC SUBDIVISION  
DOC. NO. 98097275  
REC. 12/17/1998  
(P.B. 85, PG. 83)

LOT 3  
DSC SUBDIVISION  
DOC. NO. 98097275  
REC. 12/17/1998  
(P.B. 85, PG. 83)

# KENMARA

## AN ADDITION TO THE TOWN OF MUNSTER

### FINAL PLAT

LAKE COUNTY, NORTH TOWNSHIP  
(N.E. & N.W. QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST)



VICINITY MAP  
Munster, IN  
NOT TO SCALE

THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 18089C0117E, COMMUNITY NUMBER 180139 OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA (MAP DATED JANUARY 18, 2012).

ACREAGE =	58.82
LOTS =	7 LOTS, 1 BLOCK, 4 OUTLOTS
ZONING =	CD-4.B

OPEN SPACE RATIO  
12.84% =  $\frac{\text{OPEN SPACE (OUTLOTS)} = 7.55 \text{ AC.}}{\text{TOTAL ACREAGE} = 58.82 \text{ AC.}}$

**DEVELOPMENT STANDARDS**  
LOT DEVELOPMENT TO BE IN CONFORMANCE WITH ARTICLE 26, ZONING CODE, DIVISION 4, CD-4.B, TABLE 26-6.405.A-7, GENERAL URBAN B CHARACTER DISTRICT, AND OTHER APPLICABLE CODE SECTIONS

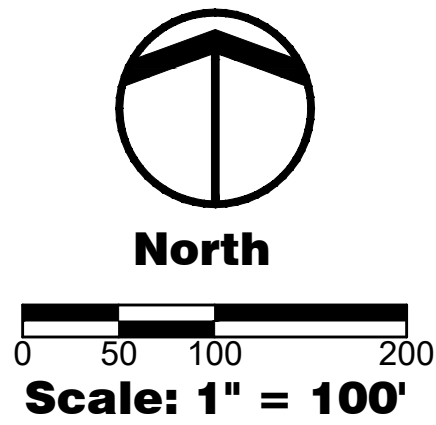
GENERAL STANDARDS:	
MIN. LOT AREA	NONE
MIN. LOT WIDTH	18'
MAX. LOT COVERAGE	70%
MAX. PRINCIPAL BUILDING HEIGHT	50' (4 STORY)
MAX. ACCESSORY BUILDING HEIGHT	35' (2 STORY)

BUILDING SETBACKS ARE VARIABLE AND SUBJECT TO EASEMENTS SHOWN AND TABLE 26-6.405.A-7 GUIDELINES

LEGEND	
RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	-----
SETBACK LINE	-----
CENTERLINE	-----
SECTION LINE	-----

LEGEND	
25	LOT NUMBER
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.E.	PEDESTRIAN EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
L.E.	LANDSCAPE EASEMENT
C.A.	COMMON AREA
R/W	PUBLIC RIGHT OF WAY
S.F.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
VAR.	VARIABLE

NOTE:  
ALL OUTLOTS SHOWN ARE COMMON AREAS TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL OUTLOTS ARE ALSO NON-EXCLUSIVE PUBLIC DRAINAGE AND UTILITY EASEMENTS.



REVISIONS		
DATE	DESCRIPTION	BY
6/30	REV. ROW	TL

**HWC ENGINEERING**  
INDIANAPOLIS - TERRE HAUTE  
LAFAYETTE - MUNCIE - NEW ALBANY  
www.hwcengineering.com

## KENMARA

### AN ADDITION TO THE TOWN OF MUNSTER

### LAKE COUNTY, INDIANA

### FINAL PLAT

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWN BY AJB/TL/DW	JOB NUMBER 2022-145-S
CHECKED BY TL	
DATE May 27, 2022	
SCALE AS SHOWN	
SHEET	

FP1



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THIS INSTRUMENT PREPARED BY:  
ADAM J. BEERY  
HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, INDIANA 46204  
PHONE: (317) 347-3663

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KENMARA  
AN ADDITION TO THE TOWN OF MUNSTER  
FINAL PLAT  
LAKE COUNTY, NORTH TOWNSHIP  
(N.E. & N.W. QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST)

SOURCE OF TITLE

TRUSTEES DEED RECORDED  
DECEMBER 30, 2020 AS  
DOC. 2020-098578

PARCEL DESCRIPTIONS (PER EXHIBIT "A" IN DEED DOC. 2020-098578 REFERENCED HEREON)

TRACT I:

THAT PART OF THE FRACTIONAL NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF 2ND PRINCIPAL MERIDIAN, BORDERED ON THE NORTH BY THE NORTHERN INDIANA PUBLIC SERVICE COMPANY'S RIGHTS OF WAY AS CONVEYED IN DEED RECORD 343, PAGE 497, BORDERED ON THE WEST BY THE INDIANA-ILLINOIS STATE LINE, BORDERED ON THE SOUTH BY THE GRAND TRUNK RAILROAD, BORDERED ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, FORMERLY THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, AND BORDERED ON THE NORTHEAST BY THE PENN-CENTRAL RAILROAD, ALL IN TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION BY THAT CERTAIN DEED OF CONVEYANCE RECORDED JANUARY 10, 1980 AS INSTRUMENT NO. 568251 OF THE LAKE COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

PART OF FRACTIONAL SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST, SITUATE IN NORTH TOWNSHIP, LAKE COUNTY, STATE OF INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 25; THENCE NORTH 1°-54'-30" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 1151.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD, SAID POINT BEING 50 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE SOUTHWEST PENN CENTRAL RAILROAD TRACK; THENCE NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 4032.91 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD AND THE WEST RIGHT-OF-WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE LOUISVILLE AND NASHVILLE RAILROAD TRACK, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1029.88 FEET TO A POINT, SAID POINT BEING 190 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID FRACTIONAL SECTION 25; THENCE NORTH 88°-17'-20" WEST PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 215.77 FEET TO A POINT, SAID POINT BEING 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD; THENCE SOUTH 36°-18'-10" EAST PARALLEL WITH AND 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1380.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD; THENCE NORTH 1°-44'-20" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD A DISTANCE OF 275.87 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS SUBDIVISION CONSISTS OF 7 LOTS, NUMBERED 1-6 AND 9, 1 BLOCK FOR FUTURE PLATTING, AND FOUR (4) OUTLOTS LABELED A THROUGH D, TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS REFERENCE IS HEREBY MADE TO SURVEY PLAT PREPARED BY PATRICK H. NEJMAN, LS# 21600004, DVG TEAM INC., JOB NUMBER 520-1010, RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PROFESSIONAL SURVEYOR'S CERTIFICATE OF SURVEY:

STATE OF INDIANA )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

THAT ALL THE MONUMENTS SHOWN THEREON ARE TO BE SET AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY SIGNATURE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
ADAM J. BEERY  
PROFESSIONAL SURVEYOR #20700069

REDACTION STATEMENT: I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. ADAM J. BEERY

DEDICATION CERTIFICATE

THE UNDERSIGNED, GARY WARFEL, SAXON PARTNERS, LLC, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HERON DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS **KENMARA**, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

ALL STREETS SHOWN HEREON WHICH HAVE NOT BEEN HERETOFORE DEDICATED TO THE PUBLIC, ARE HEREBY DEDICATED TO THE TOWN OF MUNSTER, LAKE COUNTY, AS PUBLIC RIGHTS-OF-WAY FOR ROADS AND STREETS AS SHOWN HEREON, SAVE AND EXCEPT THOSE STREETS, ALLEYS, WAYS AND OPEN SPACES SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAT AND APPROVED BY THE PLAN COMMISSION TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

DRAINAGE EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PROPOSES OF HANDLING STORM WATER RUNOFF.

UTILITY EASEMENT:

AN EASEMENT IS HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER MAINS, POLE, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT"

ACCESS EASEMENT:

AN EASEMENT IS HEREBY RESERVED ALONG COMMON LOT LINES, AS DESIGNATED ON THE PLAT, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PRIVATE SHARED DRIVEWAYS TO PROVIDE INGRESS AND EGRESS ON THE EFFECTED LOTS TO THE PUBLIC RIGHT OR WAY TO REDUCE THE NUMBER OF DRIVEWAYS WITHIN THE SUBDIVISION. THE INDIVIDUAL LOT OWNERS ARE TO, AS NEEDED OR REQUIRED, TO ENTER INTO SEPARATE AGREEMENTS AT THE TIME OF DEVELOPMENT TO ESTABLISH INSTALLATION, OPERATION, AND MAINTENANCE REQUIREMENTS BETWEEN LOT OWNERS.

NO STRUCTURES ARE TO BE BUILT OR MAINTAINED ON SAID STRIPS OF LAND DESIGNATED AS "EASEMENT" AND OWNERS OF LOTS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES IN SAID STRIPS OF LAND.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE HEREON DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS **"KENMARA"**.

OWNER/DEVELOPER:  
SAXON PARTNERS, LLC  
25 RECREATION PARK DRIVE  
HINGHAM, MA 02043

\_\_\_\_\_  
GARY WARFEL  
AUTHORIZED SIGNATORY

STATE OF INDIANA )  
COUNTY OF \_\_\_\_\_ ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GARY WARFEL, AUTHORIZED SIGNATORY, OF SAXON PARTNERS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, OWNER OF THE REAL ESTATE, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AND WHO, HAVING BEEN DULY SWORN, STATED THAT ANY REPRESENTATIONS THEREIN CONTAINED ARE TRUE.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

\_\_\_\_\_  
COUNTY OF RESIDENCE: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

PLAN COMMISSION CERTIFICATE:

STATE OF INDIANA )  
COUNTY OF \_\_\_\_\_ ) SS

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF MUNSTER AS FOLLOWS:

APPROVED BY THE TOWN OF MUNSTER PLAN COMMISSION AT MEETING THE THIS \_\_\_\_ DAY OF \_\_\_\_  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

REVISIONS		
DATE	DESCRIPTION	BY
6/30	REV. ROW	TL



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AN ADDITION TO THE TOWN OF MUNSTER

KENMARA

LAKE COUNTY, INDIANA  
FINAL PLAT

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWN BY  
AJB/TL/DW

CHECKED BY  
TL

DATE  
May 27, 2022

SCALE  
AS SHOWN

SHEET

JOB NUMBER  
2022-145-S

FP2

**REQUEST FOR CONDITIONAL PRELIMINARY APPROVAL**  
**(REVISED AUGUST 4, 2022)**

Saxon Partners was granted Conditional Preliminary Approval from Munster Parks & Recreation for a proposed redesign of Evergreen Park at the meeting on May 17, 2022. We are requesting a slight modification to the reconfiguration originally requested and granted, details attached.

**Reason for Request**

- After more thought and engineering, Saxon Partners was able to revisit one of the design ideas presented from Parks & Recreation in an earlier design sketch.
- We now have developed a refined design that takes into consideration public outreach and comment made at the June 2022 Plan Commission Meeting, and also increases the efficiency and design of the new proposed and expanded Evergreen Park.

**As Previously Presented (No Change):**

**Elements of Proposed Redesign:**

- Saxon would convey ownership of three residential parcels to the Town of Munster, as shown in Figure :
  - 8845 Manor Avenue
  - 242 Timrick Drive
  - 236 Timrick Drive
- The parcels will be delivered graded level with an approved drainage design, and hydroseeded
- The existing Lift Station will be upgraded and used by the Kenmara development project, as already approved by the Hammond Sanitary District. Landscape screening for the Lift Station would be part of the Evergreen Park Redesign
- Timrick Drive would be reconfigured by Saxon as shown in Figure 3 and 4, pending approval from the Town of Munster
- Any trees that required removal due to the Timrick Drive reconfiguration and the Evergreen Park redesign would be replaced at a 2:1 ratio.

**Benefit of Proposed Park Redesign to the Town of Munster**

- Increased open green space
- Better traffic management
- Safer pedestrian access
- Expanded linkages to the Pennsy Greenway system as shown in Figure 4E

**Conditions for Approval**

- Development Plan approval by the Town of Munster
- Town of Munster to approve rezoning of three residential parcels from “CD-3 R2” to “Civic” to allow for change of use to expand the open park space
- Re-platting for the proposed Evergreen Park and Timrick Drive
- Landscape impact plan to be approved by Munster Parks & Recreation

Submitted to Munster Parks & Recreation by Saxon Partners on August 4, 2022.



Gary Warfel  
Saxon Partners  
[gwarfel@saxon-partners.com](mailto:gwarfel@saxon-partners.com)  
310-867-4299



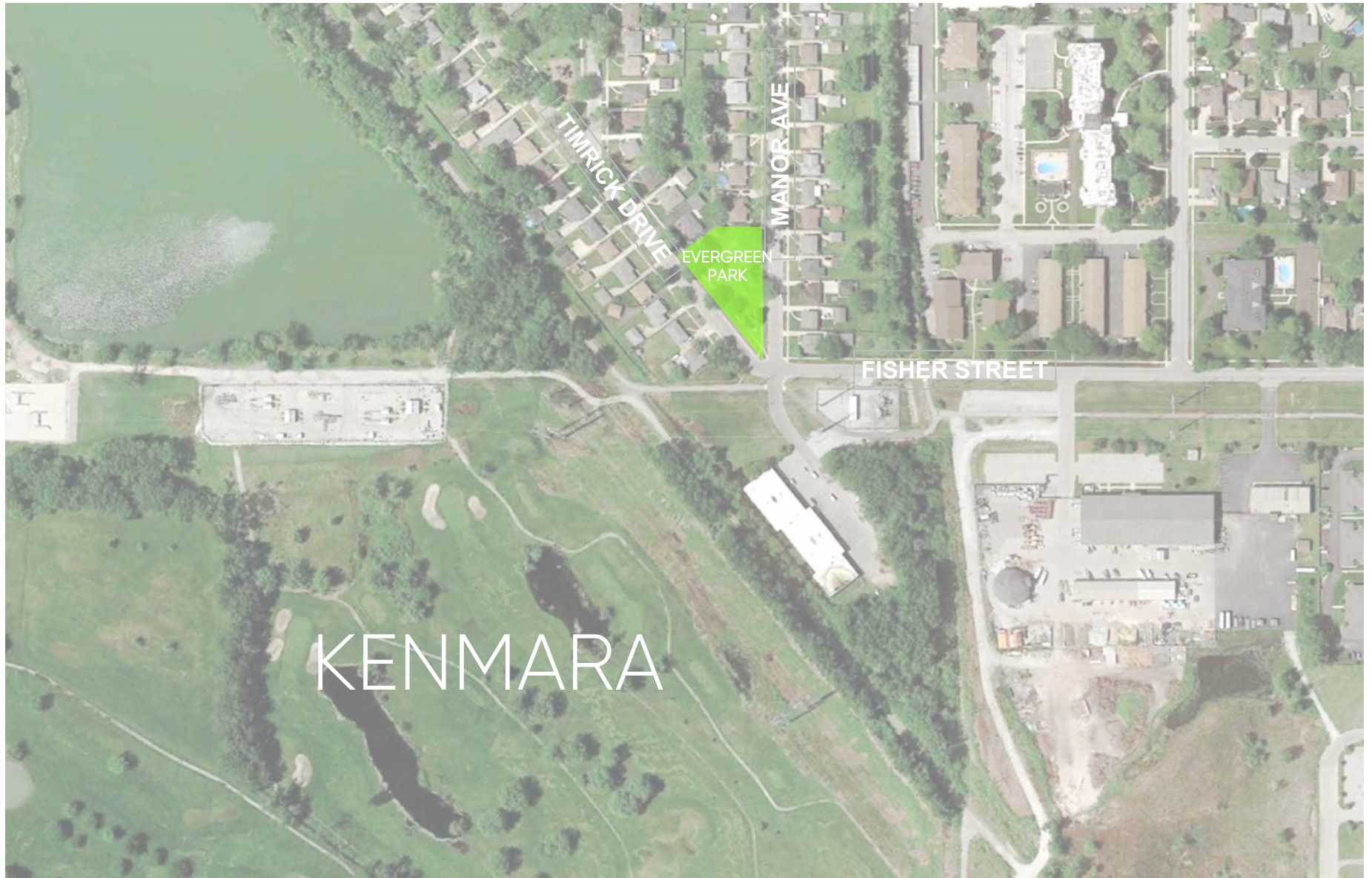


Figure 1 Existing Evergreen Park



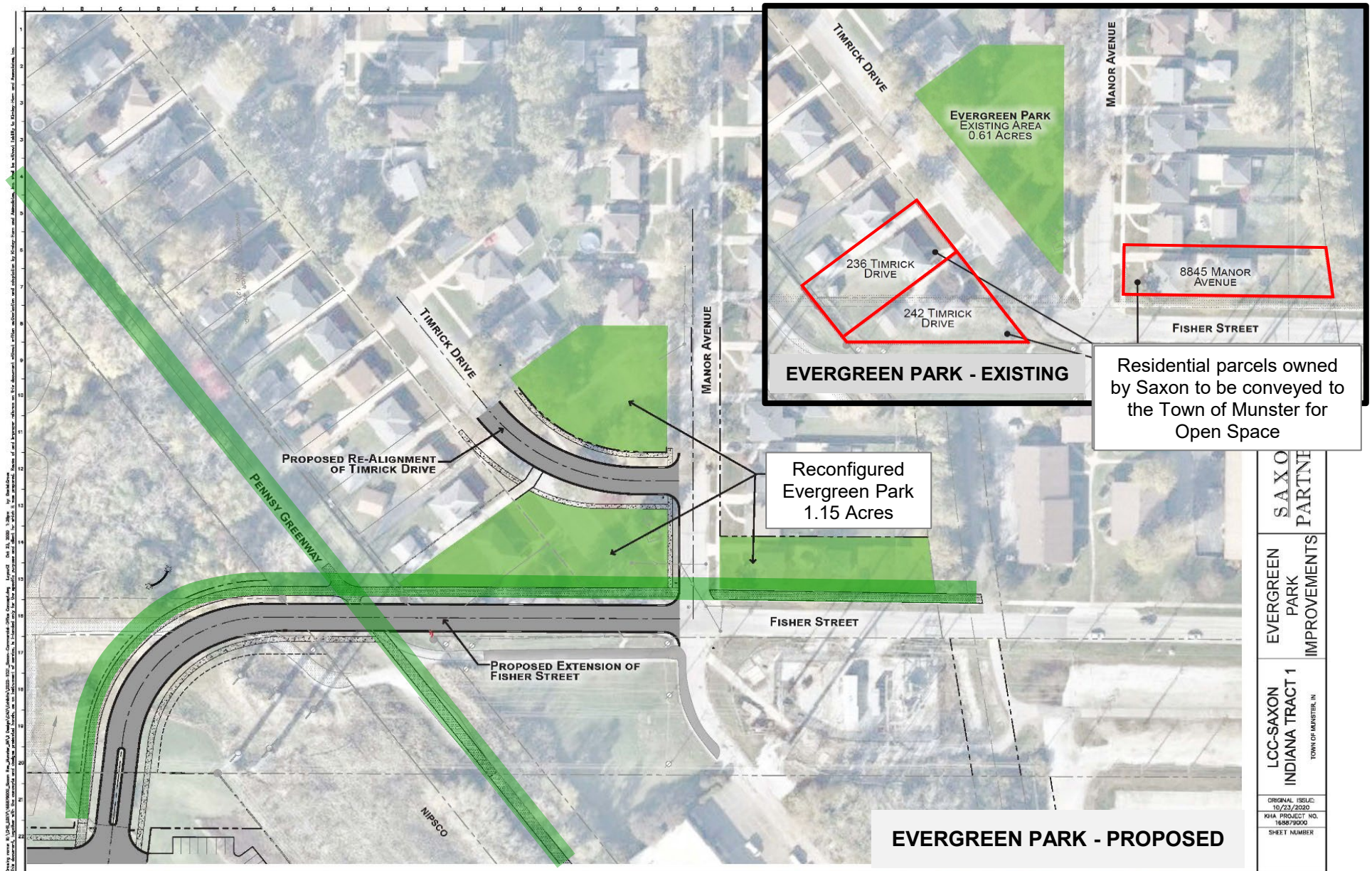


Figure 2 ~~Figure 5C~~ Phase 1A Off-Site Infrastructure - Evergreen Park  
(Evergreen Park 2.0 Excerpt From May 17, 2022 Presentation to Parks & Recreation)



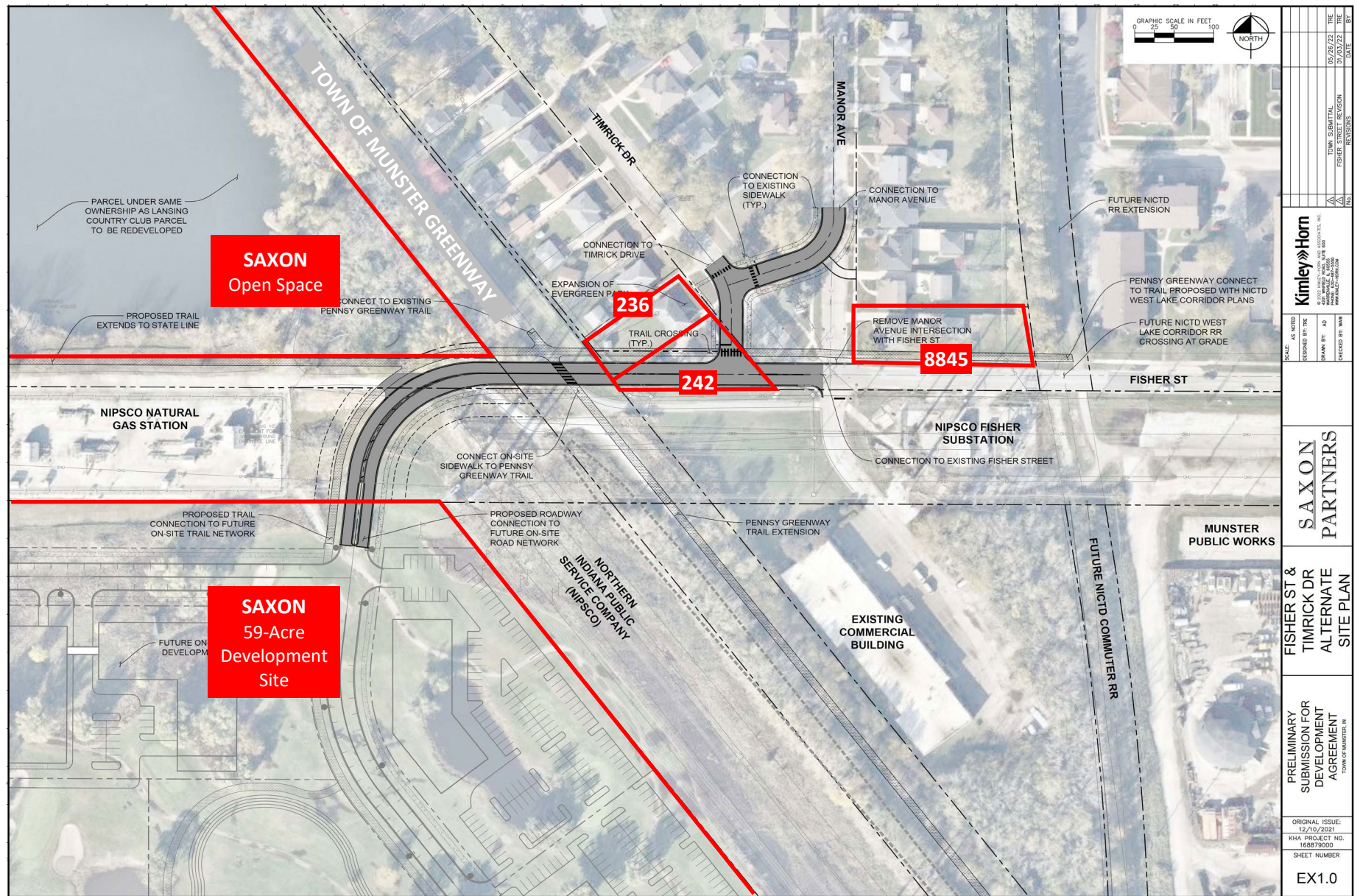
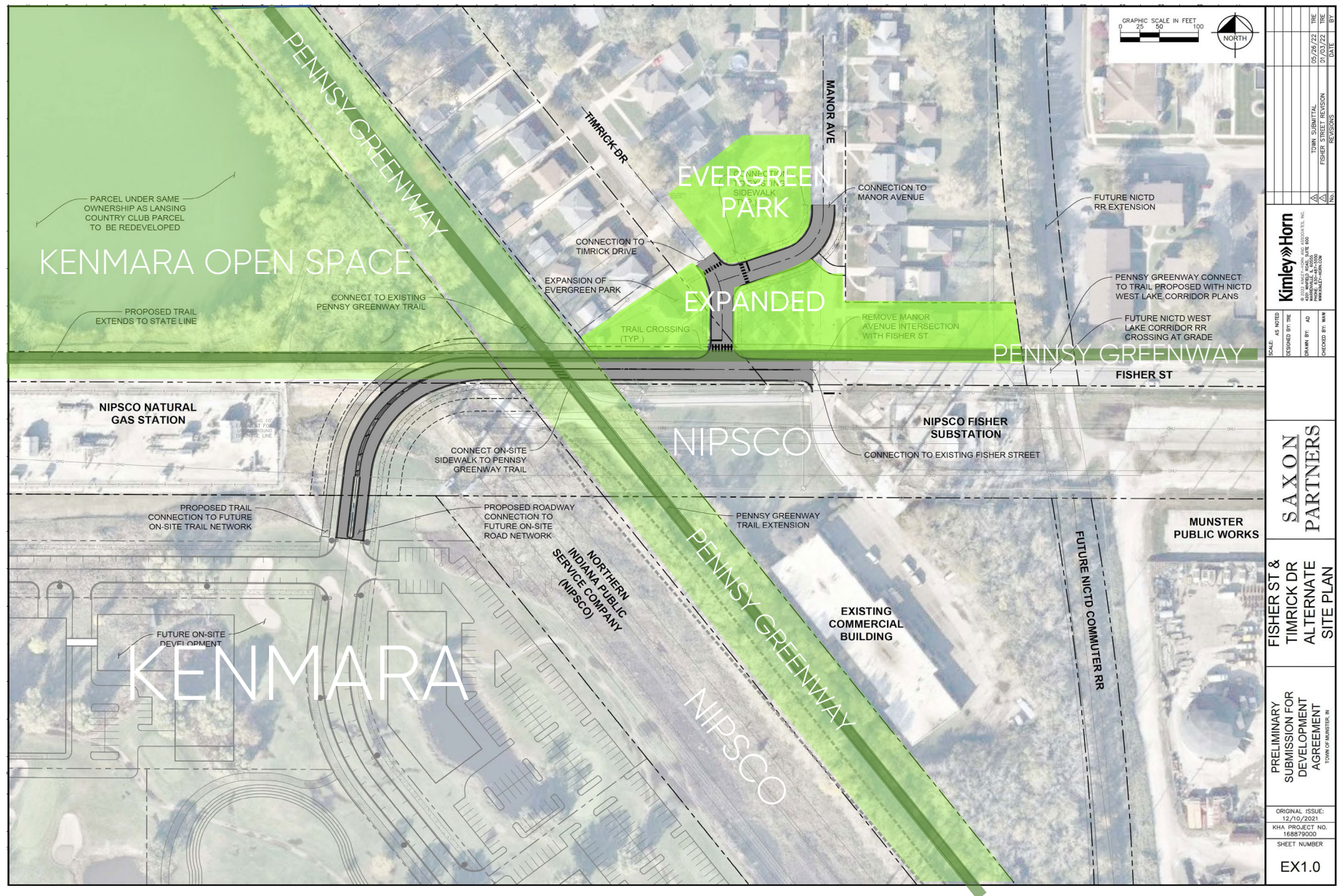


Figure 3 Timrick-Fisher-Manor Redesign 3.0





## Figure 4 Evergreen Park Redesign 3.0