



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Rachel Christenson, AICP, On-call Planner for the Town of Munster

Meeting Date: June 13, 2023

Agenda Item: PC Docket No. 23-011

Application: **Subdivision – Replat**

Hearing: **PUBLIC HEARING**

Summary: Maple Leaf Crossing LLC and HP Munster LLC are requesting approval of a subdivision, a replat of the Maple Leaf Crossing PUD to modify Lots 2, 3, 4, 5, 6, 7, and Outlots A and B.

Applicant: Maple Leaf Crossing LLC & HP Munster Investment, LLC

Property Address: 9410-9470 Calumet Avenue

Current Zoning: Planned Unit Development

Adjacent Zoning: North: SD-M
South: SD-M/PUD
East: CD-4.A
West: SD-M

Action Requested: Public Hearing

Additional Actions Required: **Findings of Fact**
Final Plat
Recording of Plat

Staff Recommendation: Approve with Conditions

Attachments:

1. Commercial Subdivision Application
2. HP Munster Investment, LLC Request to Join Petition
3. Maple Leaf Crossing Site Plan prepared by Torrenge Engineering dated 05.19.2023

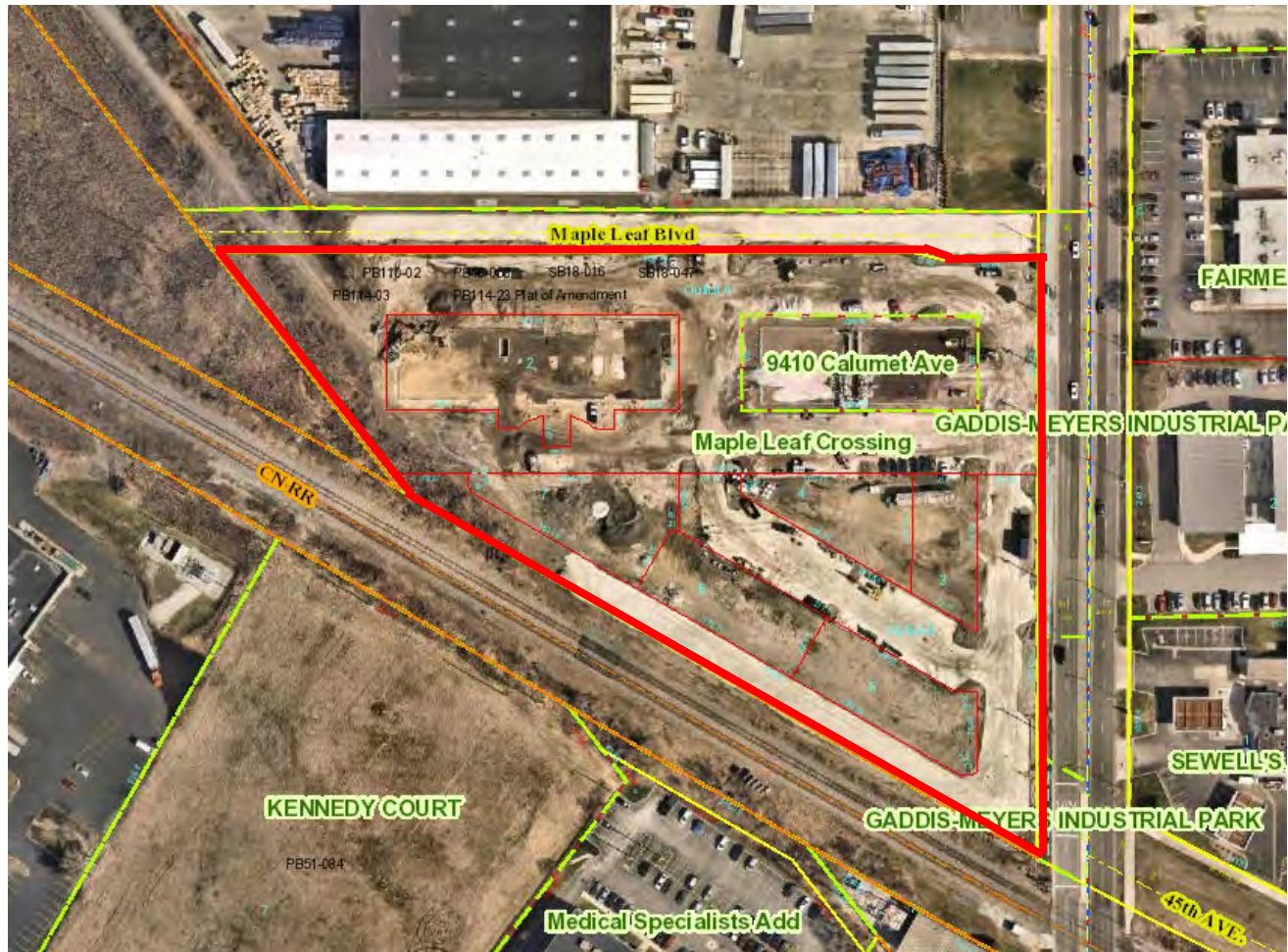
BACKGROUND

Figure 1: Maple Leaf Crossing PUD outlined in red.

This petition requests approval of a replat of the Maple Leaf Crossing Planned Unit Development to modify Lots 2-7 and Outlots A and B. This is a companion request that is tied to PC23-010, a PUD Amendment to Maple Leaf Crossing that is requesting an amendment to the PUD Developmental Standards and Development Plan.

The PUD is currently governed by Ordinance 1803 which established the Maple Leaf Crossing Planned Unit Development at 9352-9482 Calumet Avenue, an approximately 6-acre parcel located at the northeast quadrant of the intersection of Calumet Avenue and the CN Railroad tracks. The ordinance was adopted in July 2020 by the Munster Town Council, on the recommendation of the Plan Commission. The approved PUD includes site engineering plans, a set of development standards, and a site-wide landscaping plan.

An ordinance amending the Maple Leaf Crossing Planned Unit Development (Ordinance 1878) was adopted amendment to this PUD was adopted by the Munster Town Council in December of 2022, on recommendation of the Plan Commission. This amendment provided for the development of Lot 7 as a

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

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

www.munster.org

6400 square foot cigar bar and restaurant.

The approved site plan (including the 2022 amendment) includes the following:

- Lot 1: A four-story, approximately 60,000 square foot professional office building
- Lot 2: A four-story, approximately 71,000 square foot Hyatt Place hotel
- Lot 3: A 4,623 square foot restaurant
- Lot 4: An area designated for at least 10 shipping container retail spaces
- Lots 5 and 6: Two 7,774 square foot, single-story office buildings
- Lot 7: A 6,400 square foot cigar bar and restaurant
- Internal parking spaces and a new public road, Maple Leaf Boulevard, along the north edge of the site that provides access to Calumet Avenue

The property owners are seeking a replat of the Maple Leaf Crossing PUD to modify Lots 2, 3, 4, 5, 6, 7, and Outlots A and B as shown on the proposed Maple Leaf Crossing Site Plan (Attachment 3) to accommodate proposed changes to the Maple Leaf PUD Developmental Standards and Development Plan.

DISCUSSION

The proposed replat includes minor tweaks to property lines of Lots 2, 3, 4, 5, 6, 7, and Outlots A and B as shown on Attachment 3. The petitioners have worked with staff on requests to modify the proposed lots to be mindful of property maintenance (for example, parking lots are fully in Outlots, rather than partially in Lots and Outlots and lot lines take into consideration sidewalk replacement and maintenance).

The approval of this replat should be contingent on Plan Commission approval of PC23-010, as the proposed lot lines follow new parking lot areas proposed with this companion petition.

MOTION

The Plan Commission may wish to consider the following motion:

1. *Motion to approve PC Docket No. 23-011, a replat of the Maple Leaf Crossing Planned Unit Development that modifies Lots 2-7 and Outlots A and B as shown on the Maple Leaf Crossing Site Plan prepared by Torrenga Engineering dated 05.19.2023. This approval is contingent upon the Plan Commission's approval of PC Docket No. 23-010 and any conditions that are part of that approval.*



Petition PC 23-011

Date: 4/20/23

Application Fee: \$ 2530.00 (pd)

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

MAPLE LEAF CROSSING LLC
Name of Owner

219-746-0753
Phone Number

9410-9470 Calumet Ave
Street address, City, ST, ZIP Code
MUNSTER, IN 46321

JACKCLIESER@AOL.COM
Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

JAY LIESER
Name of Applicant/Petitioner

219-746-0753
Phone Number

400 FISHER ST, SUITE I
Street address, City, ST, ZIP Code
MUNSTER, IN 46321

JACKCLIESER@AOL.COM
Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

Address of Property or Legal Description

Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

☒ Subdivision

If yes, select one of the following:

☒ Preliminary Plat

☐ Final Plat

☐ Development Plan Review

1-6 lots commercial subdivision

☐ Rezoning (including Planned Unit Development) – Proposed Zoning District

Brief Description of Project:

REPLACING MAPLE LEAF CROSSING AND
ADDING PARKING AND REDUCING LOTS 5+6
AND ENLARGING LOTS 3+7

TORRENCE ENGINEERING
Name of Registered Engineer, Architect or Land Surveyor

219-836-8918
Phone Number

907 RIDGE RD, MUNSTER, IN
Street address, City, ST, ZIP Code

Email address



From: [Jill DiTommaso](#)
To: [Community Development](#)
Cc: [Nicole Mazur](#); [Rachel Christenson](#)
Subject: Hyatt request to join petition for resubdivision
Date: Thursday, June 1, 2023 5:21:53 PM
Attachments: [image001.png](#)

FYI



Jill E. DiTommaso, PE
Deputy Town Manager

Phone 219-836-6907
Mobile 219-314-5063
1005 Ridge Road Munster, IN 46321

From: JACK LIESER <jackclieser@aol.com>
Sent: Thursday, June 1, 2023 4:16 PM
To: Jill DiTommaso <jditommaso@munster.org>
Subject: Fwd: HP Munster Investment

Forgot to send you this from the Hyatt owner.

Jay

Begin forwarded message:

From: Jack Lieser <jaylieser@gmail.com>
Date: June 1, 2023 at 2:44:33 PM CDT
To: Jack Lieser <jackclieser@aol.com>
Subject: Fwd: HP Munster Investment

----- Forwarded message -----

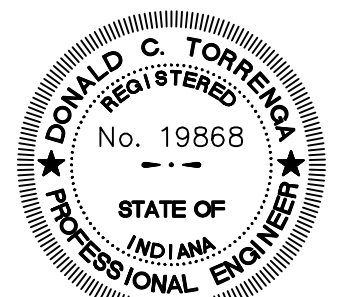
From: **Amit Shah** <amitshah82@gmail.com>
Date: Thu, Jun 1, 2023 at 2:28 PM
Subject: HP Munster Investment
To: Jack Lieser <jaylieser@gmail.com>

HP Munster Investment would like to join the petition for resubdivision of PUD (Docket No. PC 23-011). We give permission to Jay Lieser of Maple Leaf Crossings to subdivide the lots.

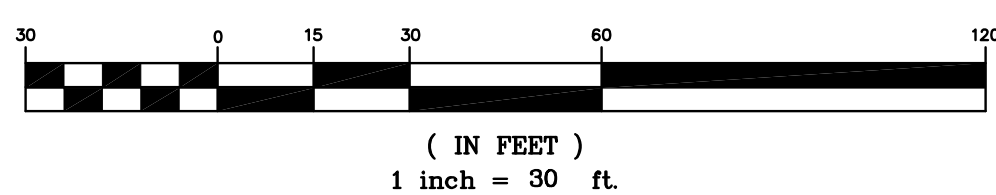
Please reach out to me if there is anything else needed.

Amit Shah
219-614-2676

FILE NO: Z\2019-5052 Joy Lieser - Maple Leaf Crossing Calumet Avenue - Munster.dwg 2023-5001-(2).dwg 5/19/2023 9:38:34 AM CDT



NORTH
GRAPHIC SCALE



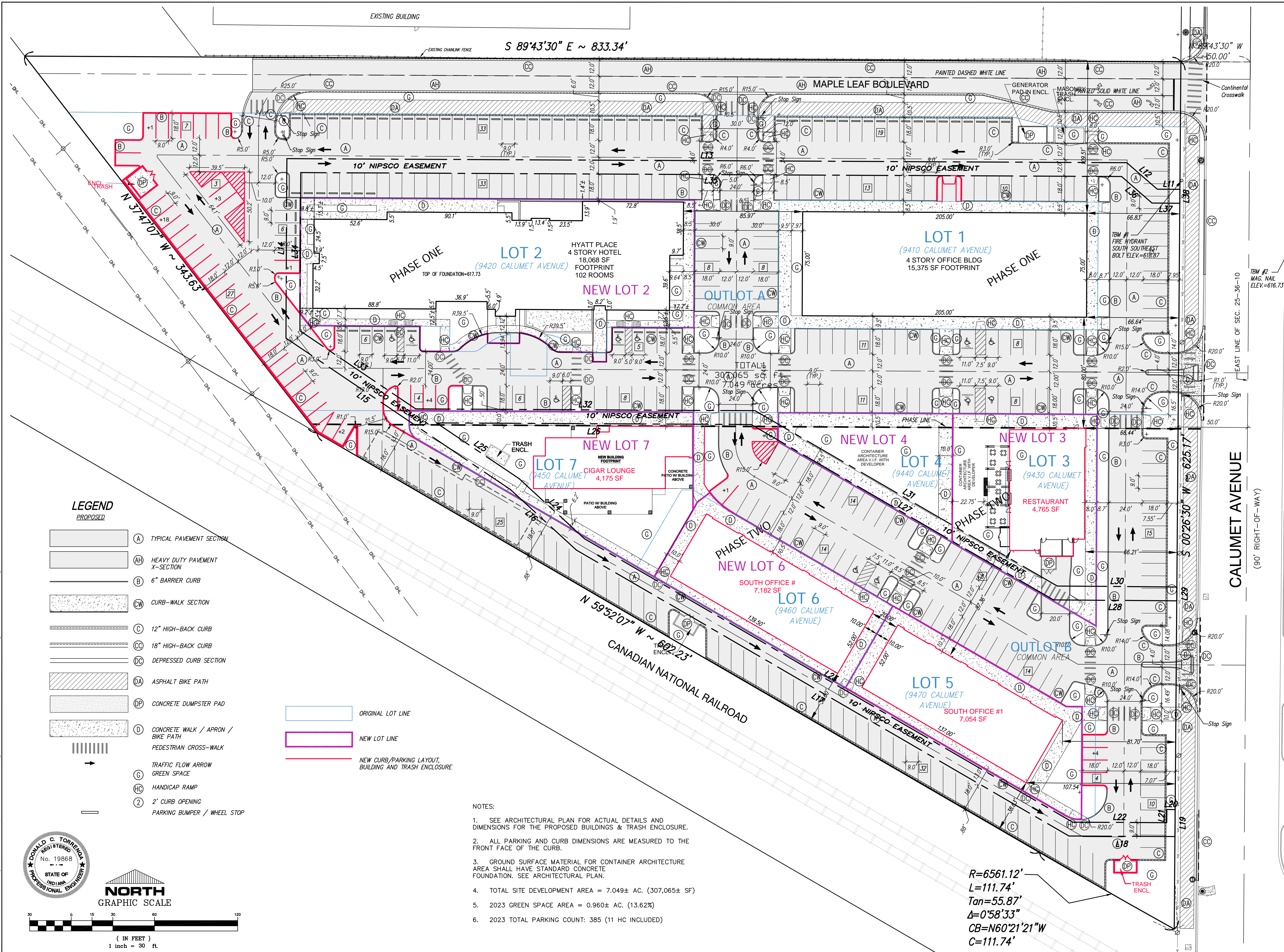
LEGEND
PROPOSED

- (A) TYPICAL PAVEMENT SECTION
- (AH) HEAVY DUTY PAVEMENT X-SECTION
- (B) 6" BARRIER CURB
- (CW) CURB-WALK SECTION
- (C) 12" HIGH-BACK CURB
- (CC) 18" HIGH-BACK CURB
- (DC) DEPRESSED CURB SECTION
- (DA) ASPHALT BIKE PATH
- (DP) CONCRETE DUMPSTER PAD
- (D) CONCRETE WALK / APRON / BIKE PATH
- PEDESTRIAN CROSS-WALK
- TRAFFIC FLOW ARROW
- GREEN SPACE
- (HC) HANDICAP RAMP
- (2) 2' CURB OPENING
- PARKING BUMPER / WHEEL STOP

- ORIGINAL LOT LINE
- NEW LOT LINE
- NEW CURB/PARKING LAYOUT, BUILDING AND TRASH ENCLOSURE

NOTES:

- SEE ARCHITECTURAL PLAN FOR ACTUAL DETAILS AND DIMENSIONS FOR THE PROPOSED BUILDINGS & TRASH ENCLOSURE.
- ALL PARKING AND CURB DIMENSIONS ARE MEASURED TO THE FRONT FACE OF THE CURB.
- GROUND SURFACE MATERIAL FOR CONTAINER ARCHITECTURE AREA SHALL HAVE STANDARD CONCRETE FOUNDATION. SEE ARCHITECTURAL PLAN.
- TOTAL SITE DEVELOPMENT AREA = 7.049± AC. (307,065± SF)
- 2023 GREEN SPACE AREA = 0.960± AC. (13,62%)
- 2023 TOTAL PARKING COUNT: 385 (11 HC INCLUDED)



$R=6561.12'$
 $L=111.74'$
 $Tan=55.87'$
 $\Delta=0^{\circ}58'33''$
 $CB=N60^{\circ}21'21''W$
 $C=111.74'$

MAPLE LEAF CROSSING
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MUNSTER, LAKE CO., INDIANA
SITE PLAN

CLIENT:
Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, Indiana 46321

JOB NO: 2019-5052
REVISIONS:
05-04-2023
04-20-2023
03-30-2023
03-01-2022
05-28-2021
06-26-2020
06-05-2020

DATE: 05-11-2020
SCALE: 1" = 30'

SHEET
C-2.0

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com

