



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 13th, 2023

Agenda Item: PC Docket No. 23-009

Application: **Minor Subdivision – Final Plat**

Hearing: **N/A**

Summary: Brian J. and Patrice M. Kamstra requesting approval of a final plat for Kamstra's Addition, a minor subdivision consolidating two residential lots at 1550 and 1546 Park West Circle.

Applicant: Brian J. and Patrice M. Kamstra

Property Address: 1550 and 1546 Park West Circle

Current Zoning: CD-3.R-1 Neighborhood One-family Residential

Adjacent Zoning: North: CD-3.R-1
South: CD-3.R-1
East: CD-3.R-1
West: CD-3.R-1

Action Requested: Approve final plat

Additional Actions Required: N/A

Staff Recommendation: **Approval**

Attachments:

1. Final Plat Application
2. Plat of Survey for Lots 31 & 32 in Park West prepared by Torrenga Surveying dated 03.09.2023
3. Kamstra's Addition Preliminary Plat prepared by Torrenga Surveying dated 03.20.2023
4. Kamstra's Addition Final plat prepared by Torrenga Surveying dated 03.29.2023



Figure 1: Subject properties outlined in red.

BACKGROUND

Brian J. and Patrice M. Kamstra are seeking approval of a minor subdivision to consolidate Lots 31 and 32 in the Park West Subdivision, commonly known as 1550 and 1546 Park West Circle. The lots are owned by the applicant.

The Plat Committee approved the preliminary plat on May 9, 2023, without a public hearing, as provided for in the Town of Munster Subdivision Ordinance. In accordance with IC 36-7-4-708, within ten days of the Plat Committee approval, notices were mailed to interested parties informing them of the opportunity to appeal the approval by filing a notice with the Plan Commission not more than five (5) days after the postmark date of the notice. Staff did not receive any appeals.

DISCUSSION

The proposed subdivision is located in a CD-3.R-1 Neighborhood zoning district. There is no maximum lot size or lot width in this district, so the proposed lot meets the zoning standards. Front setbacks and easements are shown correctly on the plat. There are no public improvements required for this project and, therefore, no need for additional financial surety.

MOTION

The Plat Committee may wish to consider the following motion:

Motion to approve PC Docket No. 23-009 granting approval of the final plat for the Kamstra Addition.



Petition PC _____ - _____

Date: _____

Application Fee: \$ 775⁰⁰

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

Brian J. & Patrice M. Kamstra

(708) 341-5698

Name of Owner

Phone Number

16729 Kimbark Ave, South Holland, IL 60473

brian.kamstra@payroc.com

Street address, City, ST, ZIP Code

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

****same as above****

Name of Applicant/Petitioner

Phone Number

Street address, City, ST, ZIP Code

Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

1550 & 1546 Park West Circle, Munster, IN 46321

CD-3-R.1

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

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

Brief Description of Project:

Resubdividing 2 lots into 1 lot

1550 Park West Circle - Lot 32 - 45-07-31-279-018.000-027

1546 Park West Circle - Lot 31 - 45-07-31-279-019.000-027

John Stuart Allen, Torrenge Surveying, LLC

(219) 836-8918

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

907 Ridge Road, Munster, IN 46321

Stuart.Allen@torrenge.com

Street address, City, ST, ZIP Code

Email address



Petition PC _____ - _____

Town of Munster Plan Commission Application Signature Page

First Metropolitan

I hereby authorize Jay Lieser to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

Signature of Owner

Date

Signature of Applicant

Date



Enter Map Title...

Web Print: 04/11/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 94 188 Feet



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Parcel Number: 45-07-31-279-018.000-027
 Owner1: Kamstra, Brian J and Patrice M
 Kamstra Declaration of Tr dtd 2-19-04
 Mailing Address: 16729 Kimbark AVE South
 Holland IL 60473
 Site Address: 1550 PARK WEST CIR
 MUNSTER IN 46321
 Tax Code: 027
 Tax Description: Munster
 Legal Description: Park West Lot 32
 Net Acreage: 0
 Sec Twp Rng: 31 36 9
 Property Class: Res - Vacant Platted lot
 Zoning Code: 0
 Use Code: 0

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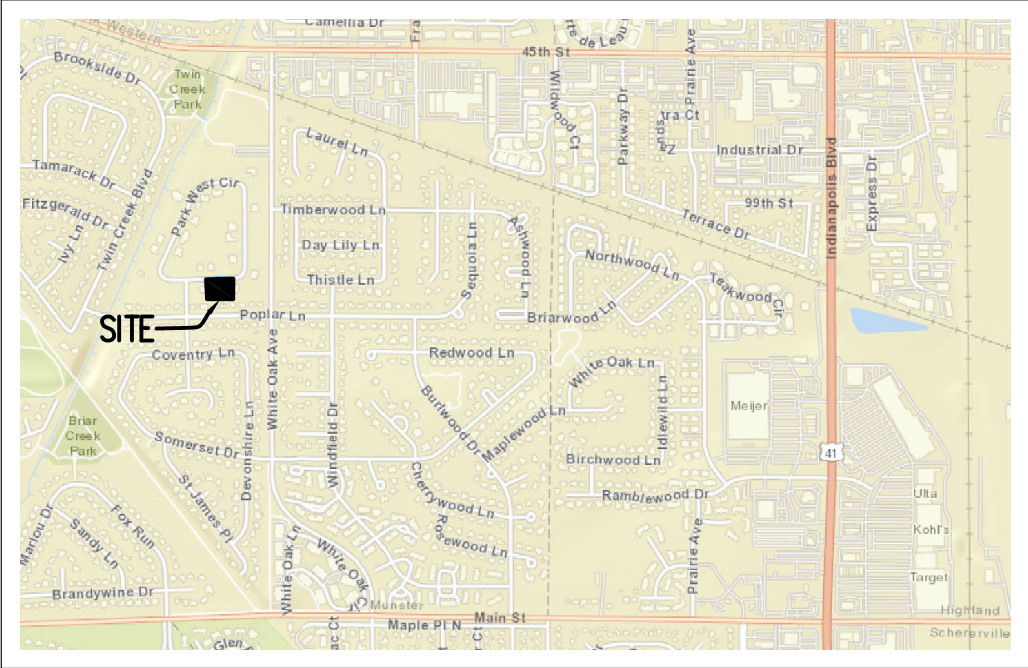
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

VICINITY MAP

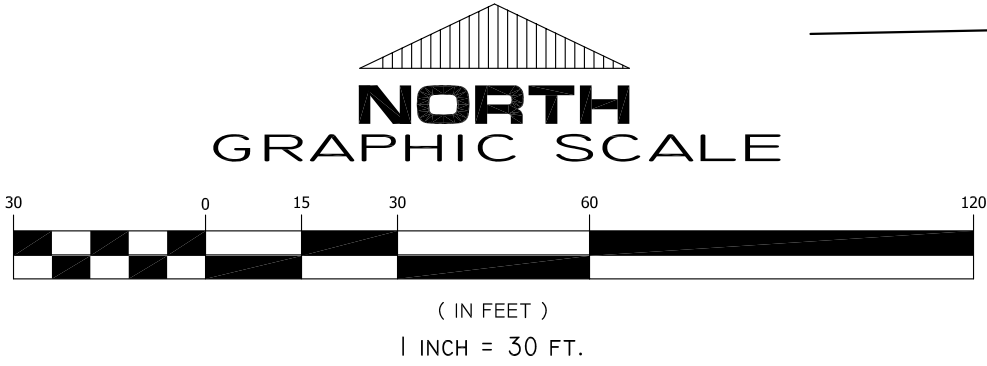
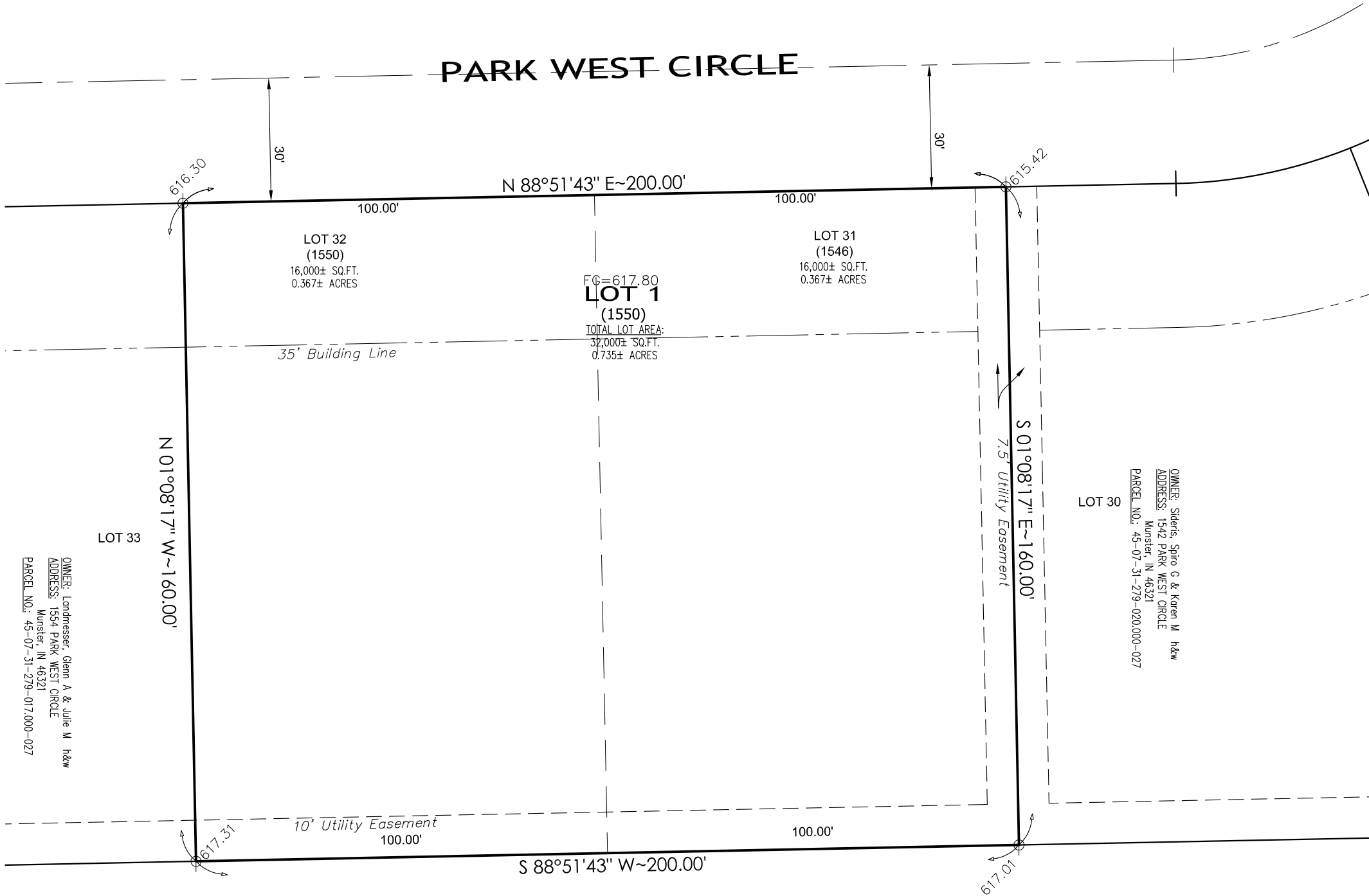
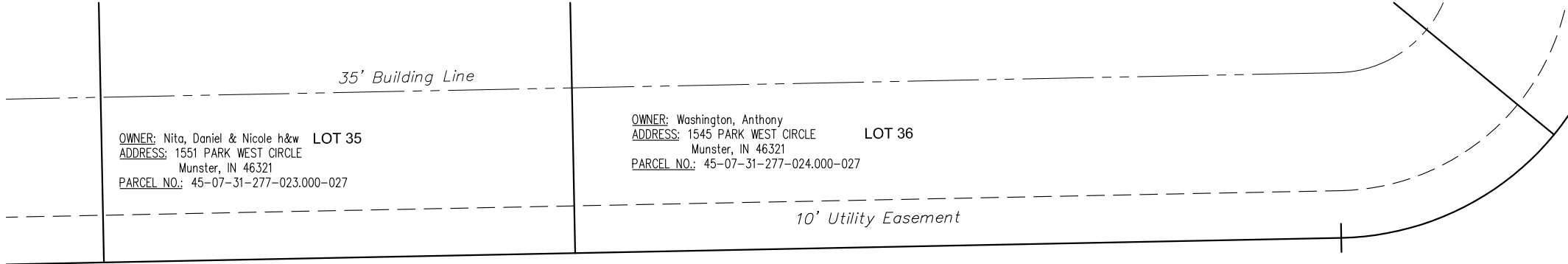
KAMSTRA'S ADDITION

LEGAL DESCRIPTION:

LOTS 31 AND 32 IN PARK WEST, AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 66 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0136F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ZONING:
(R-1) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER:
Brian Kamstra
16729 Kimbark AVE
South Holland, IL 60473

STATE OF INDIANA) §
COUNTY OF LAKE)

I, the undersigned, Brian J. Kamstra and Patrice M. Kamstra, as Trustees of the Brian J. Kamstra and Patrice M. Kamstra Declaration of Trust, owner of the real estate shown and described herein, do certify that I have laid off, platted, and subdivided said real estate and designated the same as Kamstra's Addition to the Town of Munster, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building setback lines are established as shown on the plat or if not shown, are subject to applicable zoning provisions, between which lines and property lines of the street there shall be no building or structures. Strips of ground are reserved for the use of public utilities for the installation of sub-surface electric lines, natural gas lines, telecommunication lines, water mains, water drainage, and sewer mains, and subject to the easements herein reserved. No structures are to be maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of land.

Witness my hand this _____ day of _____, 20____.

Owner(s): _____
Brian J. Kamstra, a Trustee of the Brian J. Kamstra and Patrice M. Kamstra Declaration of Trust

Owner(s): _____
Patrice M. Kamstra, a Trustee of the Brian J. Kamstra and Patrice M. Kamstra Declaration of Trust

STATE OF INDIANA) §
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Brian Kamstra, and do acknowledge the execution of the foregoing instrument as his/her voluntary act and deed, for the purposes herein expressed.

Witness my hand this _____ day of _____, 20____.

My Commission Expires: _____
County of Residence: _____ Notary Public

STATE OF INDIANA)§
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this _____ day of _____, 20____.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

ATTEST: _____
Chairman: _____ Executive Secretary: _____

Witness my hand and Seal this _____ day of _____, 20____.

UTILITY EASEMENTS:
An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked " easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

DRAINAGE NOTE:
Property boundaries are to be graded to the elevations shown hereon. Frontage grades are to be 1/4" per foot (normally 3-3/4") above the adjacent curb. House grades are shown (FG=000.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 1.50' above the back of curb at the center of the lot.

STATE OF INDIANA) §
COUNTY OF LAKE)

I, John Stuart Allen, hereby state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a boundary retracement survey made under my direction in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on March 7, 2023; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown. 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.

Witness my hand and Seal this _____ day of _____, 20____.

TORRENGA SURVEYING, LLC

John Stuart Allen - Partner - Registered Land Surveyor #29900011



CLIENT(S): BRIAN KAMSTRA	DATE: MARCH 29, 2023
JOB NO: 2023-0046 SCALE: 1"=30' DRAWN: CRA/QP	
Z:\PARK WEST 100-66\dwg\2023-0046 1 LOT SUB.dwg 3/9/2023 12:29:10 PM CST	

KAMSTRA'S ADDITION FINAL PLAT 1550 PARK WEST CIRCLE THE TOWN OF MUNSTER LAKE COUNTY, INDIANA
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TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

