

MUNSTER PLAN COMMISSION
MINUTES OF REGULAR BUSINESS MEETING
Meeting Date: May 9, 2023

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conferencing application.

Call to Order: 7:15 pm.

Pledge of Allegiance

Members in Attendance:

Steve Tulowitzki
Bill Baker
Roland Raffin
Rachel Branagan
Brian Specht
Andy Koultourides (Arriving 7:41)

Members Absent:

Lee Ann Mellon

Staff Present:

Dustin Anderson, Town Manager
David Wickland, Attorney
Jill DiTommaso, PE, Deputy Town Manager
Rachel Christianson, HWC Engineering

Approval of Minutes:

a. April 11, 2023, Regular Plan Commission Meeting

Motion: Mr. Specht moved to approve the April 11, 2023; meeting minutes as presented.

Second: Mr. Raffin

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries

b. April 11, 2023, Plat Committee Meeting

Motion: Mr. Specht moved to approve the April 11, 2023; meeting minutes as presented.

Second: Mr. Raffin

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries

Election of Officer:

a. Executive Secretary

Motion: Mr. Tulowitzki moved to appoint Town Manager, Dustin Anderson, as Executive Secretary of the Plan Commission.

Second: Mr. Raffin

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries

Appointment to Plat Committee

Motion: Mr. Raffin moved to appoint Mr. Anderson to the Plat Committee.

Second: Ms. Branagan

Vote: Yes – 5 No – 0 Abstain – 0. Motion carries

Preliminary Hearings:

- a. PC23-010 Jay Lieser of Maple Leaf Crossing, LLC requesting an amendment to the Maple Leaf Crossing Planned Unit Development to add parking spaces and modify Lots 2 -7 and Outlots A and B.**

Mr. Anderson introduced Rachel Christianson as the Town's hired expert, temporarily serving as our Zoning Administrator and Plan Reviewer. Ms. Christianson said she is with HWC Engineering and has been with the team for less than a week. Her suggestion is to continue this hearing to June 13, 2023, to allow sufficient time to adequately review this petition and provide a thorough staff recommendation. Although the petition was filed before the deadline, several documents were not included in the initial submission and were sent in as recently as 5/4/23. This included the stormwater calculations. Ms. DiTommaso said her understanding is that they are modifying parking. They will be removing landscape islands and pervious spaces to pave them so there are calculations to be made. This site is complicated because stormwater is going into two places. Mr. Raffin suggested that there is a month until the next meeting to review and make recommendations. If they were to set this to a public hearing today, they could continue the public hearing, if needed, next month. Several Board members expressed the opinion that they had seen the plans for this Maple Leaf Crossing PUD several times and were willing to hear about the changes.

David Beach, 1630 Cherry Blossom Drive, explained the changes that are planned. The bike path that had originally been planned through the center of the site would be changed to 30 to 40 parking spaces for employees. They are concentrating parking in the back area that is not going to be developed for anything other than railroad tracks and utilities. On Lot 7, the Town has already approved Karma. They are moving the boundary over to give Karma more space for landscaping, thereby expanding that lot. They shrunk down the two south professional, retail buildings to accommodate the Lot 7 expansion. They want to continue moving forward because they have a hotel that is expected to open in September. Once this petition is approved, they can finish the underground storm sewers that run through the property, they can do the curbs and asphalt. They have the asphalt scheduled for July.

Don Torrensa from Torrensa Engineering, 907 Ridge Road, said the bike path the Town approved is not moving at all. It always dead ended in their development. By removing the bike path that went beyond the traffic light, they are able to put additional parking along that area. He explained that prior to the purchase of the property, this was an industrial complex that was nearly all hard surface; asphalt and buildings. When they started this process, the Town was negotiating with Mr. Lieser to purchase the railroad track running across the property. He was able to purchase that extra acre. The way the ordinances were interpreted, that was the only area that they needed to provide stormwater detention, that is, along that old Pennsy Greenway railroad right of way. There is more hard surface than there had been before, mainly in parking. This site was developed in such a way that it does not lend itself to a detention pond above ground. The detention is contained in underground half-moon chambers with

gravel surrounding them; they are connected with pipes. They considered the additional hard surface and determined that they needed to add 8 additional chambers to increase water detention.

Jay Lieser, 10342 Rosewood Lane, said they are in a time crunch. There have been delays due to COVID and supply chain issues. They are now on a roll and want to react quickly with two more buildings going up. There are other projects going on in Town using the union crews, so they need to stay on schedule and keep to their contracts.

Motion: Mr. Specht moved to set PC 23-010 to a public hearing.

Second: Mr. Raffin

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Discussion: Mr. Tulowitzki remarked that the additional parking was a good use of space. Mr. Baker and Mr. Raffin said the petitioner needs to work with the staff and provide timely information to have the petition ready for the June 13, 2023, Public hearing.

b. PC23-011 Jay Lieser of Maple Leaf Crossing, LLC requesting approval of a subdivision, replatting the Maple Leaf Crossing Planned Unit Development to add Parking spaces and modify Lots 2-7 and Outlots A and B

Mr. Baker noted that this seems to be a continuation of the conversation begun in the previous petition. Mr. Lieser said this was replatted to meet the current conditions. Lot 7, Karma, was resized. Lots 5 and 6 were taken down by 300 square feet each to give Karma a larger footprint. Lot 3, a restaurant, wanted a larger footprint. In answer to Ms. Branagan's question, he said the "bookend" buildings on Lots 5 and 6 will not be similar in size or design to the building on Lot 1, which is professional office and 4 stories. Those Lot 5 and 6 buildings will each be 7200-7300 square foot, professional retail and one story each. He hopes to have them in the ground this summer and everything done in 2024.

Motion: Mr. Specht moved to set PC 23-011 to a public hearing on June 13, 2023, subject to staff review.

Second: Mr. Raffin

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Public Hearings:

a. PC23-005 RXHST Munster, LLC requesting approval of an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

Ms. Christianson said, as reported in the staff report, they are looking for a recommendation for approval.

Mr. Baker opened the public hearing. Hearing no comments, Mr. Baker closed the public hearing.

Ms. Duffy, representing the petitioner, joined via Zoom. She said she had nothing to add other than she would like to move this forward with approval.

Motion: Mr. Raffin moved to forward a favorable recommendation to the Town Council on Docket No. PC23-005 RXHST Munster, LLC requesting approval of an amendment to the Lake Business Center

Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

Second: Mr. Specht

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Findings of Fact:

- a. **PC 23-007 Town of Munster Parks and Recreation Department requesting approval of a development plan for a new Pro-Shop building and Cart Storage barn at 1005 S. Centennial Drive.**

Motion: Mr. Raffin moved to approve the Findings of Fact for PC Docket No. 23-007 A RXHST Munster, LLC requesting approval of an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

Second: Ms. Branagan

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Additional Business/Items for Discussion:

- a. **None**

Next Meeting: Mr. Baker announced that the next Regular business meeting will be June 13, 2023.

Adjournment:

Motion: Mr. Koultourides moved to adjourn.

Second: Ms. Branagan

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 8:16 pm

Chairman Bill Baker
Plan Commission

Date of Approval

Executive Secretary Dustin Anderson
Plan Commission

Date of Approval