



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

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

Meeting Date: August 8, 2023

Agenda Item: PC Docket No. 23-017

Application: Major Subdivision (Replat) – Final Plat

Hearing: N/A

Summary: Maple Leaf Crossing LLC and HP Munster LLC are requesting approval of a final plat for Maple Leaf Crossing PUD, a replat that modifies 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: Approval of Final Plat

Additional Actions Required: N/A

Staff Recommendation: Approve as Presented

Attachments:

1. Final Plat Application
2. Email from HP Munster Investment, LLC Request to Join Petition
3. Maple Leaf Crossing Second Plat of Amendment prepared by Torrenge Engineering dated 07.03.2023

BACKGROUND



Figure 1: Maple Leaf Crossing PUD outlined in red.

This petition requests final plat approval of a replat of the Maple Leaf Crossing Planned Unit Development to modify Lots 2-7 and Outlots A and B.

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 6400 square foot cigar bar and restaurant.

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, which was approved by the Munster Town Council on July 17th, 2023.

STAFF RECOMMENDATION

Staff recommends to approve the final plat as presented.

MOTION

The Plan Commission may wish to consider the following motion:

1. *Motion to approve PC Docket No. 23-017, 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 Second Plat of Amendment prepared by Torrenga Engineering dated 07.03.2023.*



Petition PC _____ - _____

Date: _____

Application Fee: \$ 0

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

MAPLE LEAF CROSSING, LLC
Name of Owner

219-746-0753
Phone Number

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

JACKCLESER@AOL.COM
Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Name of Applicant/Petitioner

Phone Number

Street address, City, ST, ZIP Code

Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

MAPLE LEAF CROSSING
Address of Property or Legal Description

Current Zoning PUD

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:

REPLAT OF LOTS 2, 3, 4, 5, 6 + 7

TORRENGA 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

PON. TORRENGA @ TORRENGA.COM
Email address



From: [JACK LIESER](#)
To: [Nicole Mazur](#); [Rachel Christenson](#); communitydevelopment@munster.org; [Chuck Collins](#); [Jill DiTommaso](#)
Subject: Fwd: Hyatt request to join petition for resubdivision - Final Plat PC23-017
Date: Wednesday, August 2, 2023 10:58:56 PM
Attachments: [image003.png](#)

Please see below

Begin forwarded message:

From: Amit Shah <amitshah82@gmail.com>
Date: August 2, 2023 at 9:47:32 PM CDT
To: JACK LIESER <jackclieser@aol.com>, nmazur@munster.org
Subject: Re: Hyatt request to join petition for resubdivision - Final Plat PC23-017

HP Munster Investment LLC would like to join the petition for Maple Leaf Crossing Final Plat (Plan Commission Petition No. 23-017). Let me know if you need anything else. Thanks.

Amit Shah
219-614-2676

On Wed, Aug 2, 2023 at 5:48 PM JACK LIESER <jackclieser@aol.com> wrote:

Begin forwarded message:

From: Nicole Mazur <nmazur@munster.org>
Date: August 2, 2023 at 4:32:21 PM CDT
To: JACK LIESER <jackclieser@aol.com>
Cc: Rachel Christenson <rchristenson@hwcengineering.com>, Jill DiTommaso <jditommaso@munster.org>, Community Development <communitydevelopment@munster.org>, Denise Core <DCore@munster.org>
Subject: RE: Hyatt request to join petition for resubdivision - Final Plat PC23-017

MAPLE LEAF CROSSING

SECOND PLAT OF AMENDMENT

A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA (BEING A RESUBDIVISION OF LOTS 2 THROUGH 7, OUTLOTS A & B)

Legal Description:
Being a resubdivision of Lot 1 in Munster Business Complex, a Planned Unit Development, to the Town of Munster, as per Plat thereof, recorded in Plat Book 110, page 2, in the Office of the Recorder of Lake County, Indiana, and part of the Southeast Quarter of Section 25, Township 36 North, Range 10 West of the Second Principal Meridian, lying North of Canadian National Railroad right-of-way (100 feet wide) and West of Calumet Avenue (90 feet wide); being more particularly described as follows:
Commencing at the Northeast corner of said Section 25; thence South 00° 26' 30" West, along the East line of said Section 25, a distance of 3,054.86 feet; thence North 89° 43' 30" West, along the North line of said Lot 1 extended East, a distance of 50.00 feet to the Northeast corner of said Lot 1 and also being point of beginning; thence South 00° 26' 30" West, along the East line of said Lot 1 and also being the West right-of-way line of Calumet Avenue, a distance of 625.17 feet to a point on a curve, said point also being the North line of the Canadian National Railroad right-of-way; thence Northwestly along a curve concave to the Northeast, along the Northerly line of said Canadian National Railroad right-of-way and having a radius of 6,561.12 feet (the chord of which bears North 60° 21' 21" West, a chord distance of 111.74 feet), an arc distance of 111.74 feet; thence North 59° 52' 07" West, along the Northerly line of said Canadian National Railroad right-of-way, a distance of 602.23 feet; thence North 37° 47' 07" West, a distance of 343.63 feet; thence South 89° 43' 30" East, a distance of 833.34 feet to the point of beginning, containing 7.049 acres, more or less, all in the Town of Munster, Lake County, Indiana.

STATE OF INDIANA }
COUNTY OF LAKE }

We, the undersigned, Maple Leaf Crossing, LLC, do hereby certify that we are the owner of the property herein described and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and streets as heron shown.

This subdivision shall be known and designated as MAPLE LEAF CROSSING, SECOND PLAT OF AMENDMENT, a Planned Unit Development to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

Maple Leaf Crossing, LLC

Jack Lieser, Principal

STATE OF INDIANA }
COUNTY OF LAKE }

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Jack Lieser, on behalf of Maple Leaf Crossing, LLC, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that he executed the same as his own free act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 20__ A.D.

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.

Chairman: _____ ATTEST: _____
Executive Secretary:

STATE OF INDIANA }
COUNTY OF LAKE }

I, Gary P. Torrenza, 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 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 25, 2020; 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 ENGINEERING, INC.

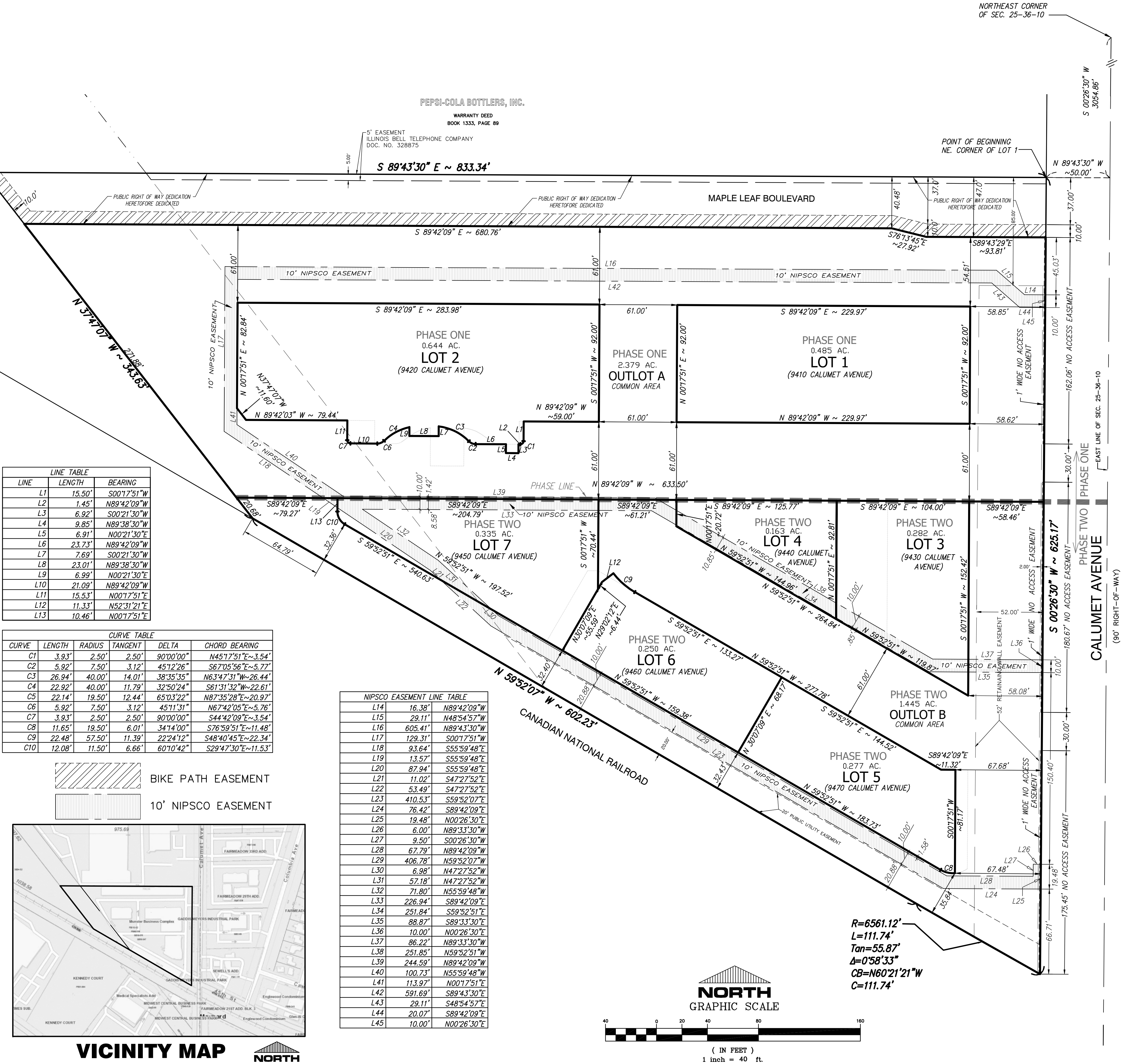
Gary P. Torrenza - Registered L.S. #S0514



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.

FLOOD STATEMENT:
As taken from FEMA Flood Insurance Rate Map (FIRM), Community-Panel Number 18089C0117E, Effective Date January 18, 2012, this property is in Flood Zone X, areas determined to be outside the 0.2 % annual chance floodplain.

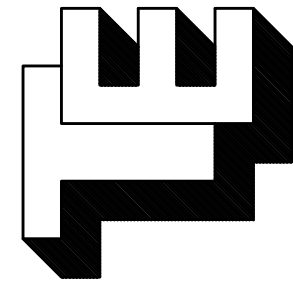
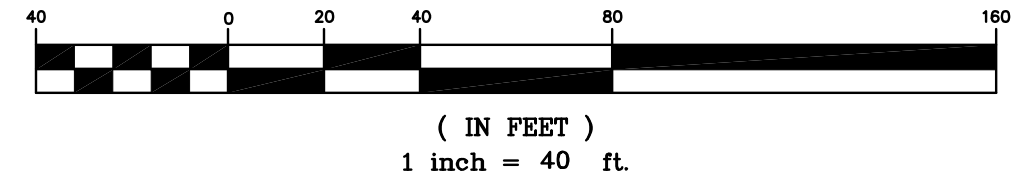
OUTLOT A & OUTLOT B (COMMON AREA):
Each Lot (Lots 1 through 7) shall have an unlimited, non-exclusive easement to Outlot A and Outlot B for the purpose of Ingress-Egress and parking.



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.50'	S0017°51'W
L2	1.45'	N89°42'09"W
L3	6.92'	S0021°30'W
L4	9.85'	N89°38'30"W
L5	6.91'	N0021°30'E
L6	23.73'	N89°42'09"W
L7	7.69'	S0021°30'W
L8	23.01'	N89°38'30"W
L9	6.99'	N0021°30'E
L10	21.09'	N89°42'09"W
L11	15.53'	N0017°51'E
L12	11.33'	N52°31'21"E
L13	10.46'	N0017°51'E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	3.93'	2.50'	2.50'	90°00'00"	N45°17'51"E~3.54'
C2	5.92'	7.50'	3.12'	45°12'26"	S67°05'56"E~5.77'
C3	26.94'	40.00'	14.01'	38°35'35"	N63°47'31"W~26.44'
C4	22.92'	40.00'	11.79'	32°50'24"	S61°31'32"W~22.61'
C5	22.14'	19.50'	12.44'	65°03'22"	N87°35'28"E~20.97'
C6	5.92'	7.50'	3.12'	45°11'31"	N67°42'05"E~5.76'
C7	3.93'	2.50'	2.50'	90°00'00"	S44°42'09"E~3.54'
C8	11.65'	19.50'	6.01'	34°14'00"	S76°59'51"E~11.48'
C9	22.48'	57.50'	11.39'	22°24'12"	S48°40'45"E~22.34'
C10	12.08'	11.50'	6.66'	60°10'42"	S29°47'30"E~11.53'

NIPSCO EASEMENT LINE TABLE		
L14	16.38'	N89°42'09"W
L15	29.11'	N48°54'57"W
L16	605.41'	N89°43'30"W
L17	129.31'	S0017°51"W
L18	93.64'	S55°59'48"E
L19	13.57'	S55°59'48"E
L20	87.94'	S55°59'48"E
L21	11.02'	S47°27'52"E
L22	53.49'	S47°27'52"E
L23	410.53'	S59°52'07"E
L24	76.42'	S89°42'09"E
L25	19.48'	N0026°30'E
L26	6.00'	N89°33'30"W
L27	9.50'	S0026°30'W
L28	67.79'	N89°42'09"W
L29	406.78'	N59°52'07"W
L30	6.98'	N47°27'52"W
L31	57.18'	N47°27'52"W
L32	71.80'	N55°59'48"W
L33	226.94'	S89°42'09"E
L34	251.84'	S59°52'51"E
L35	88.87'	S89°33'30"E
L36	10.00'	N0026°30'E
L37	86.22'	N89°33'30"W
L38	251.85'	N59°52'51"W
L39	244.59'	N89°42'09"W
L40	100.73'	N55°59'48"W
L41	113.97'	N0017°51'E
L42	591.69'	S89°43'30'E
L43	29.11'	S48°54'57'E
L44	20.07'	S89°42'09"E
L45	10.00'	N0026°30'E



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

MAPLE LEAF CROSSING
SECOND PLAT OF AMENDMENT
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MUNSTER, LAKE CO., INDIANA

REVISIONS:
DATE: 07-03-2023

CLIENT:
Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, Indiana 46321
JOB NO: 2019-5052
SCALE: 1" = 40'

SHEET
1 of 1