



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: March 12, 2022

Agenda Item: PC 22-021

Application Type: None - CERTIFICATE OF AMENDMENT

Hearing: Other Business

Summary: Approval of a CERTIFICATE OF AMENDMENT to change the address of a lot within a recorded subdivision: COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5, LOT 3, from 730 Treadway Drive to 10240 Calumet Avenue, located near the southwest corner of Calumet Avenue and Treadway Drive.

Applicant: Community Foundation of Northwest Indiana

Property Address: 10240 Calumet Avenue

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

Adjacent Zoning:
North: CD-4.B General Urban - B District
South: CD-4.B General Urban - B District
East: CD-4.B General Urban - B District
West: CD-4.B General Urban - B District

Applicant Requesting: Approve Certificate of Amendment

Actions Required: Review of the Subdivision Control Ordinance (SCO)

Staff Recommendation: Approve Certificate of Amendment

Attachments:
1. Certificate of Amendment, Recorded – Exhibit A (pg 6)
2. Community Foundation Inc. Addition, Block 5 Subdivision, Recorded – Exhibit B (pg 7)

SITE LOCATION

Figure 1 Subject property location highlighted in blue.

BRIEFING

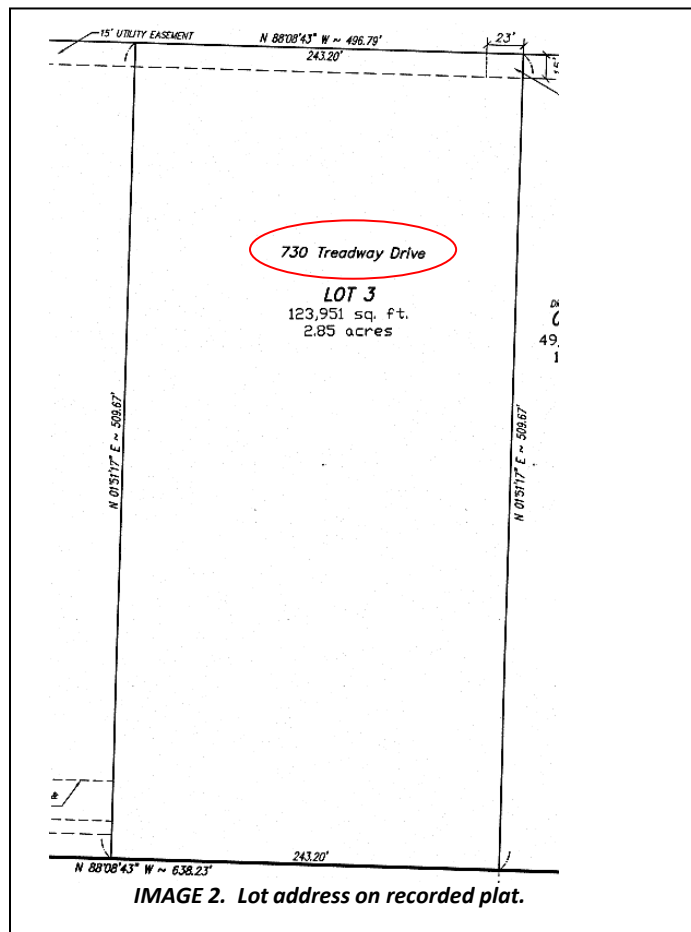
The Town of Munster approved a FINAL PLAT for Community Foundation Inc. Addition, Block 5 on November 15, 2022, which was recorded on December 14, 2022, see attached EXHIBIT A . The approval minutes are as follow:

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

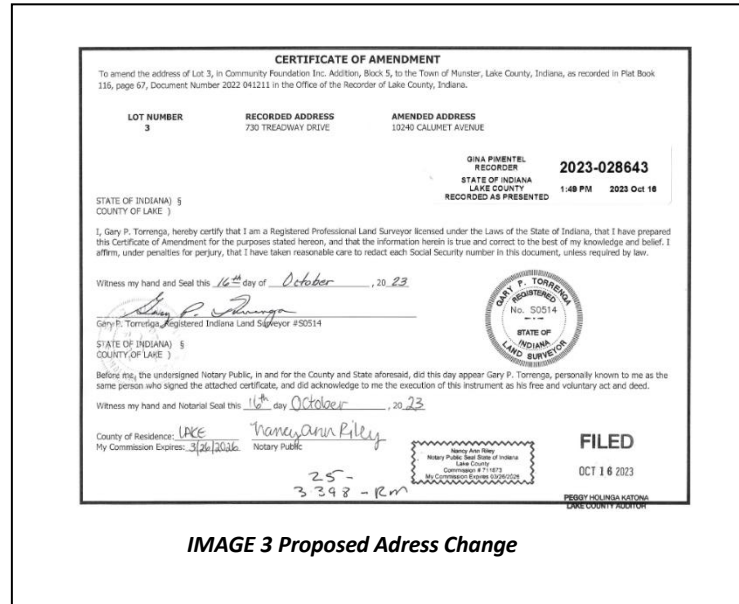
www.munster.org

Mr. Vander Woude said that the Plan Commission approved the preliminary plat for Community Foundation Inc. Addition, Block 5 in June of 2022 with conditions: an agreement to install a traffic signal at the intersection of Treadway and Calumet Avenue, thoroughfare trees to be planted on the Calumet Avenue parkway north of Treadway and a 6-foot sidewalk installed along Calumet Ave south of Treadway Drive. Those conditions have been met so the preliminary plat stands as approved. They are now requesting approval of the final plat. The final plat can be approved upon the completion of all public improvements, or a bond submitted for their completion. Community Foundation of Northwest Indiana has submitted a bond in the amount of 115% of the public improvements that have been reviewed by the town staff and determined to be acceptable. Mr. Koultourides asked when they expect the first building to be up. Mr. Otte, representing Community Foundation of Northwest Indiana said that he is hoping for October of 2023. The foundations are basically in for the building. They hope to receive the steel in December so they can get the shell built and then build out the interior. Mr. Koultourides said the reason he is asking is because he would like the traffic light up and running and operational by the time that building is ready. Mr. Otte said that they are working on the underground as they are working on Calumet Avenue. Motion: Mr. Baker moved to approve the final plat for PC Docket No. 22-021 Community Foundation Inc. Addition, Block 5, a 3-lot commercial subdivision at 10240 Calumet Avenue. Second: Mr. Tulowitzki Vote: Yes – 5 No – 0 Abstain – 0. Motion carries.



PROPOSAL

The property owners are requesting that the recorded plat be amended via a CERTIFICATE OF AMMENDMET (Image 3) , identified in Exhibit A (pg 6) to change the address of Lot 3 in COMMUNITY FOUDATION INC. ADDITION, BLOCK 5 to 10240 Calumet from 730 Treadway, see Image 2.

**CODE REVIEW****Sec. 26-278. Action by plan commission.**

After the public hearing provided for in section 26-277, the commission may, if it finds the preliminary plat meets all the requirements, take the following action:

- (1) Grant primary approval as to the general acceptability of the layout as submitted.
- (2) Introduce such changes or revisions as are deemed necessary to the interests and needs of the community.

Sec. 26-292. Contents.

The final plat shall be prepared at the same scale as the preliminary plat and shall show:

...

- (21) Certificates for approval by the commission.

Sec. 26-294. Action by plan commission.

Within a reasonable time after application for secondary approval of the plat, the commission shall approve or disapprove the plat. If the commission approves the plat, it shall date it and affix the commission's seal upon the plat, together with the certifying signatures of its president and secretary. If the commission disapproves the plat, it shall set forth the reasons therefor in its records and provide the applicant with a copy of such findings. Recording of the plat with the county auditor is required prior to the town accepting the final plat as a legally executed plat.

STAFF FINDINGS AND RECOMMENDATION

Staff finds that the Plan Commission has authority over all plat amendments, replats, and plat vacations and that the proposed recorded Certificate of Amendment is a *plat amendment* to change a previously recorded subdivision plat.

Staff also finds evidence that the Plan Commission has previously taken appropriate action in meeting the public hearing requirements for granting final approval. And that the final plat was prepared and recorded the same as presented for preliminary review by the Plan Commission, and is in compliance with the Subdivision Control Ordinance and any waivers previously granted by the Plan Commission.

Finally, with no other proposed plat amendments, staff would recommend approval of the proposed and recorded Certificate of Amendment, found in Exhibit A, for Lot 3 of COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5, on the following findings:

- Lake County Emergency Dispatch Center recognizes 10240 Calumet Avenue address.
- Agent of the property owner has indicated they have begun the process with the United States Postal Service to register the site as recognizes 10240 Calumet Avenue address.
- Munster Community Development Department has issued building permits under the 10240 Calumet Avenue address.
- Google Maps and Navigation recognize 10240 Calumet Avenue address, not 730 Treadway Drive.

RECOMMENDATION

The Plan Commission may consider the following motion:

Motion to approve the CERTIFICATE OF AMENDMENT for LOT 3 of COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5 and recognize the recorded plat address be 10240 Calumet Avenue, including all discussion and findings.

EXHIBIT A

CERTIFICATE OF AMENDMENT

To amend the address of Lot 3, in Community Foundation Inc. Addition, Block 5, to the Town of Munster, Lake County, Indiana, as recorded in Plat Book 116, page 67, Document Number 2022 041211 in the Office of the Recorder of Lake County, Indiana.

LOT NUMBER 3	RECORDED ADDRESS 730 TREADWAY DRIVE	AMENDED ADDRESS 10240 CALUMET AVENUE
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STATE OF INDIANA)
COUNTY OF LAKE)

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-028643
1:49 PM 2023 Oct 16

I, Gary P. Torrenqa, hereby certify that I am a Registered Professional Land Surveyor licensed under the Laws of the State of Indiana, that I have prepared this Certificate of Amendment for the purposes stated hereon, and that the information herein is true and correct to the best of my knowledge and belief. I affirm, under 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 16th day of October, 2023

Gary P. Torrenqa, Registered Indiana Land Surveyor #S0514

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, did this day appear Gary P. Torrenqa, personally known to me as the same person who signed the attached certificate, and did acknowledge to me the execution of this instrument as his free and voluntary act and deed.

Witness my hand and Notarial Seal this 16th day October, 2023

County of Residence: LAKE

My Commission Expires: 3/26/2026

Nancy Ann Riley
Notary Public

25-
3398 - RM

FILED

OCT 16 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

