

MUNSTER PLAN COMMISSION
MINUTES OF REGULAR BUSINESS MEETING
Meeting Date: February 13, 2024

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

Call to Order: 7:30 pm by President Baker

Pledge of Allegiance

Members in Attendance:

Bill Baker
Rachel Branagan
Jennifer Johns
Joseph Hofferth
Jonathan Petersen
Roland Raffin
George Shinkan

Members Absent:

Staff Present:

Sergio Mendoza, Planning Director
David Wickland, Attorney

Approval of Minutes:

a. January 9, 2024, Draft Minutes

Motion: Mr. Raffin moved approve the January 9, 2024, minutes as presented.

Second: Mr. Hofferth

Vote: Yes – 7 No – 0 Abstain – 0. Motion carries

Preliminary Hearings: None

Public Hearings: None

Findings of Fact:

a. PC23-028 A favorable rezone request to amend the zoning map at 706 Ridge Road to change a portion of property from CD-3.R2 - Neighborhood - 60' Lot One Family Residence District to CD-4.A - General Urban - A Character District.

Motion: Mr. Raffin moved to approve the Finding of Facts for PC Docket No. 23-028.

Second: Ms. Branagan.

Vote: Yes –7 No – 0 Abstain – 0. Motion carries

b. PC23-029 A Development Plan approved at 9900 Columbia Avenue for the renovation of a 10,000 SF church building into a medical office facility and the addition of a 10,000 SF medical office building, parking lot expansion, landscaping, and off-site stormwater detention.

Motion: Mr. Raffin moved to approve the Findings of Fact for PC Docket No. PC23-029.

Second: Ms. Branagan

Vote: Yes –7 No – 0 Abstain –0. Motion carries

Other Items/ Additional Items for Discussion:

a. Current Zoning for New Commercial Construction

Mr. Baker asked the Plan Commission members who are also on the Town Council if they could provide input on the subject of current zoning, which places new commercial construction right up to the street. Mr. Petersen said they would get back to him on that subject.

b. Commission Training Opportunities

Ms. Branagan said that when she joined the Commission, she was exposed to an on-line training program that she found beneficial. She suggested that the new members of the Commission may like the same opportunity. Mr. Mendoza said he has resources, and he gets regular updates. Mr. Raffin said he recalls topics like Strategic Planning. Ms. Branagan added there were resources on Comprehensive Planning. Mr. Mendoza said he would research available programs and present options to the Commission at the March 12, 2024, meeting.

Next Meeting: Mr. Baker announced that the next Regular Business Meeting will be March 12, 2024.

Adjournment:

Motion: Mr. Raffin moved to adjourn.

Second: Ms. Branagan

Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 7:37pm

President Bill Baker
Plan Commission

Date of Approval

Executive Secretary Sergio Mendoza
Plan Commission

Date of Approval