



MEMORANDUM

To: Patricia Abbott, Town Manager

From: Sergio Mendoza, Planning Director

Date: June 12, 2024

Re: Consideration to amend the Maple Leaf Crossing Planned Unit Development (PC 24-005)

The purpose of this memo is to request Town Council consideration of an ordinance to amend the Maple Leaf Crossing Planned Unit Development (PUD). The amendment is to establish additional signage design criteria for 9410 Calumet Avenue in the Maple Leaf Crossing Planned Unit Development.

Background

The subject property is located at 9410 Calumet Avenue, Lot 1, within the Maple Leaf Crossing Development. The site is approximately 0.485 acres of business/medical office uses. The overall site was rezoned to a PUD per ORDINANCE 1683. It was then amended to include development standards per ORDINANCE 1701. The development was later amended per ORDINANCE 1803 to be known as Maple Leaf Crossing Planned Unit Development and established Lots 1 -7, Outlots A and B. Additional uses were established per ORDINANCE NO. 1878. More recent, the Maple Leaf Crossing Planned Unit Development modified Lots 2 -7, Outlots A and B, and updated the Site Plan and the Landscape Plan through ORDINANCE 1908.

Jay Lieser, the applicant for Maple Leaf Crossing, LLC is the owner of the Maple Leaf Crossing Development was represented by Attorney David Beach who presented an amendment to the PUD Sign Criteria Standards. The amendment to the sign criteria is for the professional office/medical building at 9410 Calumet. The amendment identifies black aluminum lettering signs, a total of sixteen (16) signs; eight (8) on the north façade and eight (8) on the south façade of the four (4) story building, one sign for each of the sixteen (16) individual suites.

On May 14, 2024, under advisement of the Plan Commission Attorney, the Plan Commission waived the Public Hearing and Notices per IC 36-7-4-702 for the proposed amendment to the Maple Leaf Crossing Planned Unit Development. The Plan Commission then voted 6 to 0 to forward a FAVORABLE RECOMMENDATION to the Town Council. On June 11, 2024, the Plan Commission voted 5 to 0 to APPROVE the Findings of Fact for PC24-005.

The Town Council may take final action to adopt, reject, defer, or amend the proposed ordinance. Any amendment to the proposed PUD will require further consideration by the Plan Commission.

Recommendation

Mr. Shinkan made a motion to recommend to the Town Council an amendment to the signage design criteria for 9410 Calumet Avenue, Lot 1 of the Maple Leaf Crossing Planned Unit Development.

Additional details regarding the proposal are provided within the below attachments.

Attachments

1. Certification for PC24-005 Amendment to Maple Leaf Crossing Planned Unit Development
2. Ordinance with appendices: AN ORDINANCE AMENDING THE MAPLE LEAF CROSSING PLANNED UNIT DEVELOPMENT (PUD) TO THE TOWN OF MUNSTER, INDIANA MODIFYING SIGNAGE DESIGN CRITERIA AT 9410 CLAUMET AVENUE.
3. Findings of Fact, approved June 11, 2024
4. Application – Plan Commission (PC24-005)
5. Plan Commission Approved Minutes of May 14, 2024
6. Staff Report dated May 14, 2024