



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Jennifer Barclay, HWC Engineering

Meeting Date: October 29, 2024 (Special Meeting)

Agenda Item: PC No. 24-010

Application Type: Development Plan

Hearing: Public Hearing

Summary: A request for development plan approval to construct a new synthetic turf baseball outfield / soccer field, new synthetic turf bullpens, new concrete sidewalks for access to the improvements, and associated all storm sewer and underground detentions storage.

Owner: School Town of Munster; Dr. Bret Heller, Superintendent

Applicant: WT Group; Jim Glascott ,PE

Property Address: 8823 Columbia Ave. – north of high school football stadium

Current Zoning: CZ (Civic Zone)

Adjacent Zoning: North: CZ
South: CZ
East: CD-3.R1
West: CZ

Action Requested: Open Public Hearing

Additional Actions Required: Findings of Fact

Staff Recommendation: Conditional Approval
Review Conditions of Approval Questions
Review of Zoning Code(s)

Attachments: 1. Exhibit A: Application 3. Exhibit D: Enlarged Site Plan
2. Exhibit B: Site Plan 4. Exhibit E: Fence Detail
3. Exhibit C: Landscape Plan

PROJECT SUMMARY:

School Town of Munster wishes to improve and expand the use of existing baseball field. The applicant is requesting development plan approval to construct a new synthetic turf baseball outfield / soccer field (fields are combined over each other), new synthetic turf bullpens, new concrete sidewalks for access to the improvements, and associated all storm sewer and underground detentions storage. Lighting and score board will remain the same with no improvements or adjustments. There are no bleachers or parking additions or improvements planned as part of this project at this time.

APPLICABLE CODE:

The proposal appears to meet all applicable standards except for screening. Table 26-6.405.B Screens (pg.183) requires screening to adjacent properties such as the residential to the east.

Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft. to 6 ft. at installation; Min. 80% opacity
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There is existing screening along the property line however is does not meet current standards, particularly the 80% opacity. Staff request these standards be implemented along the east property line.

DEVELOPMENT PLAN STANDARDS:

In reviewing, recommending, and taking action on a Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
 - i. The proposed Development shall not pose an undue burden on police or fire services.
 - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804.G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
- iv. The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
- v. The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).

- vi. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- vii. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

The applicant has addressed these criteria in the attached application.

STAFF RECOMMENDATION:

Staff recommends that in addition to the existing screening that tall fast-growing evergreens are installed along the property line.

MOTION:

The Plan Commission may wish to consider the following motion:

Motion to conditionally approve the development plan conditioned on:

1. Install fast growing evergreens between the two existing sheds along the east property line.
(highlighted in yellow below)

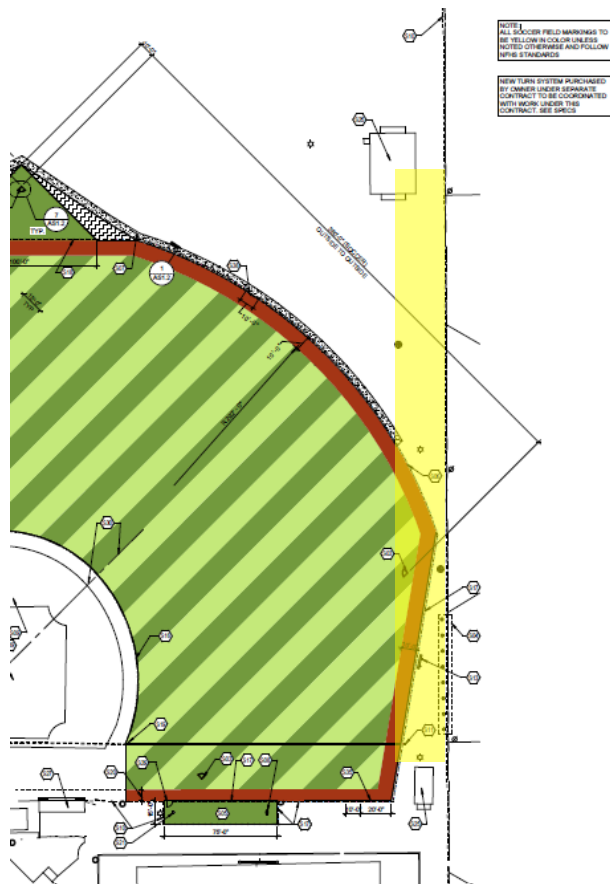


Exhibit A

Petition PC 24 - 010

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application**OWNER INFORMATION:**

School Town of Munster - Dr. Bret Heller, Superintendent of Schools

219-836-9111

Name of Owner

Phone Number

8616 Columbia Avenue, Munster, IN 46321

bsheller@munster.us

Street address, City, ST, ZIP Code

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Jim Glascott P.E. - WT Group

224-305-4134

Name of Applicant/Petitioner

Phone Number

2675 Pratum Avenue, Hoffman Estates, IL 60192

jglascott@wtgroup.com

Street address, City, ST, ZIP Code

Email address

PROPERTY INFORMATION:

School Town of Munster - Munster High School 2024 Baseball & Soccer Field Improvements

Business or Development Name (if applicable)

CZ (Civic Zone)

88 Columbia Avenue, Munster, IN 46321

Address of Property or Legal Description

Current Zoning

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:**

Construction of a new synthetic turf baseball outfield / soccer field, ~~new bleachers~~, new bullpens, and all necessary storm sewers and underground detention for the proposed improvements in order to meet the Town of Munster stormwater management requirements.

Jim Glascott P.E. - Principal in Charge - WT Group Civil Engineering

224-305-4134

Name of Registered Engineer, Architect or Land Surveyor

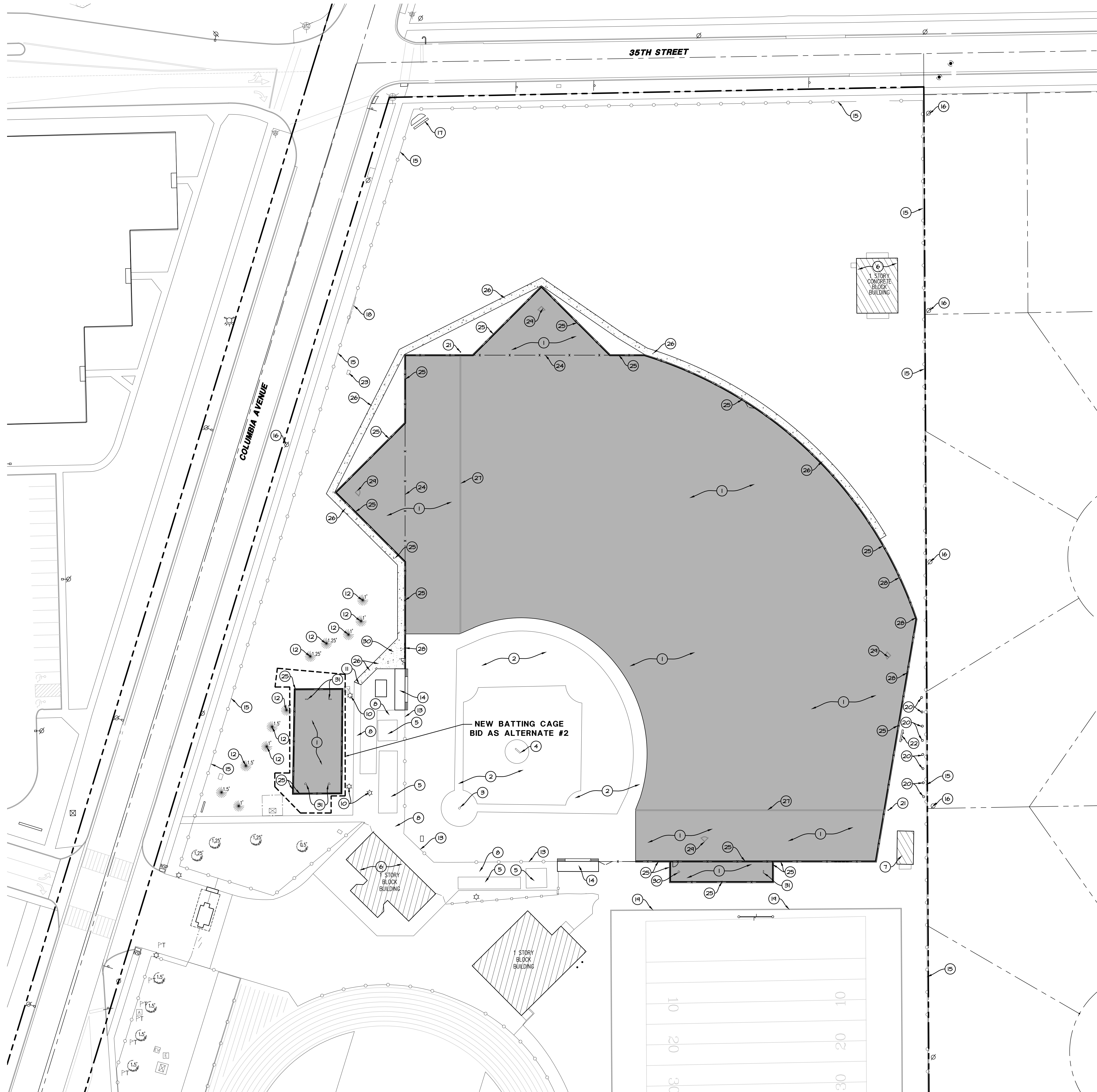
Phone Number

2675 Pratum Avenue, Hoffman Estates, IL 60192

jglascott@wtgroup.com

Street address, City, ST, ZIP Code

Email address



SITE DEVELOPMENT NOTES:

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHICAL & ENGINEERING SURVEY LAST DATED 08-30-2024, PREPARED BY TORRENZA SURVEYING, LLC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- D. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH LANDSCAPE PLANS.
- E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
- G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- H. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.
- I. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC., RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- J. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
- K. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- L. ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
- M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- N. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

PROJECT NOTES:

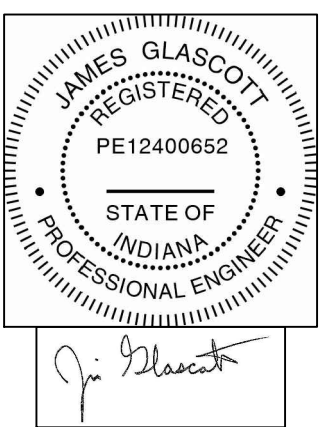
1. NEW SYNTHETIC TURF FIELD. (SEE ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION).
2. EXISTING INFIELD TURF TO REMAIN.
3. EXISTING HOME PLATE TO REMAIN.
4. EXISTING PITCHERS MOUND TO REMAIN.
5. EXISTING BLEACHERS TO REMAIN.
6. EXISTING BUILDING TO REMAIN.
7. EXISTING GARAGE TO REMAIN.
8. EXISTING CONCRETE PAVEMENT TO REMAIN.
9. NEW BATTING CAGE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
10. EXISTING AREA LIGHT TO REMAIN. (SEE SITE ELECTRICAL PLANS FOR DETAILS).
11. NEW FULL DEPTH SAWCUT OF EXISTING CONCRETE TO PROVIDE CLEAN CONSTRUCTION BREAK. APPROXIMATE LOCATION SHOWN, PERFORM SAWCUT AT NEAREST JOINT.
12. EXISTING TREE TO REMAIN.
13. EXISTING BACK STOP FENCE TO REMAIN.
14. EXISTING DUGOUT TO REMAIN.
15. EXISTING FENCE TO REMAIN.
16. EXISTING UTILITY POLE TO REMAIN.
17. EXISTING MAIN ID SIGN TO REMAIN.
18. EXISTING GATE TO REMAIN.
19. EXISTING CURB TO REMAIN.
20. NEW LOCATION OF RELOCATED NET POST. (SEE ARCHITECTURAL PLANS FOR DETAILS).
21. NEW FOUL POLE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
22. NEW LOCATION OF EXISTING BASEBALL SCORE BOARD. INSTALL ON NEW POSTS. (SEE ARCHITECTURAL PLANS FOR DETAILS).
23. EXISTING TELCO VAULT TO REMAIN.
24. NEW MOVABLE CHAIN LINK FENCE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
25. NEW SYNTHETIC TURF 12" WIDE TERMINATION CURB WITH FENCE.
26. NEW 5" CONCRETE SIDEWALK.
27. NEW FOUL LINE TO ALIGN AND BE EXTENDED OFF EXISTING FOUL LINE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
28. NEW SYNTHETIC TURF 12" WIDE RETAINING TERMINATION CURB WITH FENCE.
29. NEW 24" LONG BY 4" WIDE SOCCER MARK. (SEE ARCHITECTURAL PLANS FOR DETAILS).
30. NEW PITCHERS MOUND. (SEE ARCHITECTURAL PLANS FOR DETAILS).
31. NEW HOME PLATE MARKINGS. (SEE ARCHITECTURAL PLANS FOR DETAILS).
32. NEW SYNTHETIC TURF 12" WIDE TERMINATION CURB WITH FENCE ADJACENT TO BULL PEN.

HATCH LEGEND

- NEW 5" CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" 100#1 #59 AGGREGATE
- NEW SYNTHETIC TURF
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)



DATE	DESCRIPTION
08-17-2024	FOR PERMIT
09-20-2024	BID SET
10-16-2024	FOR TOWN
PROJECT #	2024.067
DATE	SEPTEMBER 17, 2024
SHEET TITLE	SITE DEVELOPMENT PLAN
SHEET	C-3.0



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