

**MUNSTER PLAN COMMISSION**  
**MINUTES OF SPECIAL MEETING**  
July 23, 2025

The Munster Plan Commission held a special meeting on July 23, 2025, at Munster Town Hall, 1005 Ridge Road, in the Main meeting room and could be accessed remotely via Zoom webinar, a videoconference application.

**Call to Order:** President Baker called the meeting to order at 7:00 pm.

**Moment of Silence and Pledge of Allegiance**

**Roll Call:**

William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026  
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026  
Jennifer Johns, member. Appointed by: Town Council, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027  
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027  
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025  
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025  
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025

**Members in Attendance**

William Baker  
Rachel Branagan  
Joseph Hofferth  
David B. Nellans  
Roland Raffin  
George Shinkan

**Members Absent:**

Jennifer Johns

**Staff Present**

Sergio Mendoza, Planning Director  
Nicole Bennett, Town Attorney  
Denise Core, Administrative Assistant

President Baker confirmed we have a quorum.

**Approval of Minutes: June 10, 2025**

**Motion:** Councilor Shinkan moved to approve the June 10, 2025; minutes as presented.

**Second:** Commissioner Raffin

**Vote:** Yes –6 No – 0 Abstain – 0. Motion carried.

**Preliminary Hearings: None**

**Public Hearings:**

**President Baker introduced PC25-006 DEVELOPMENT PLAN REVIEW: Scott Yahne, attorney, on behalf of Family Christian Center requests review of a Development Plan at 340 45th Street.**

**Director Mendoza** said this item is on its 3rd month of public hearings. They are requesting expansions of the existing facility in the Family Christian Center, proposing a building expansion to the east made of brick, aluminum, wood, composite, and glass. The proposed use of the expansion is for storage space, for gathering and worship, and other uses ancillary to the primary use of as a place of worship. They plan to add additional green space, expanding to the east; they would be reducing parking spaces; however, they

exceed the minimum required parking spaces per seat as identified. He said previously we had Marc Smith, of E. Anthony representing the project; we now have Attorney Scott Yahne. President Baker said additional documentation was requested at the last meeting. He asked for the status of those updates. Director Mendoza said we did not receive that information; he would refer that back to the applicant. President Baker asked if there were any questions for Director Mendoza or staff.

Attorney Bennett clarified that in at the conclusion of the June meeting, this was set over by vote of the Commission to the July 8th meeting. Since there was not a quorum at the July 8th meeting, this meeting was scheduled for a special meeting, notification had to be resent in publication in the newspaper to continue the public hearing to this date. She said that was, in fact, accomplished and those notices and publication are compliant with both State law and local ordinance. President Baker thanked Attorney Bennett. He asked if somebody wanted to speak on this, they should state their name and address for the record.

Attorney Scott Yahne stated his address as 3 Lincoln Way, Suite 201, Valparaiso, Indiana. He thanked the Commission for allowing his appearance this evening. he was engaged last week to help (the Family Christian Church group) and since that time, he has familiarized himself with the project by all means available to him. He said they are here to present a development plan that needs the Commission's approval to move forward. He said he prepared an overview to try to summarize the information into a packet so they are not looking through 300 pages of material. The presentation packet was shown on screen to assist Attorney Yahne who said it will be helpful in responding to some of the issues and concerns that were raised. He said Reverend Munsey would be joining them; he has been actively engaged in the discussions and getting information, including some things that they think can help the town. And he will be able to make commitments, if need be, and answer any questions.

Attorney Yahne began his presentation with Tab 1 titled the *West Lakes Subdivision Sign Restoration*. He said, after the last meeting, there was a request forwarded to Reverend Munsey that said the West Lakes sign on their property doesn't look the greatest and they think it's his responsibility to maintain that sign. Reverend Munsey got the message from Nicole Mazer on June 19<sup>th</sup> and within days, without even doing a full exploration, Reverend Munsey undertook the work, spent thousands of dollars, and got people out there. Attorney Yahne said this wasn't oversight, and he is not even confident that it was Family Christian Center's obligation to take care of the sign. He said there was an agreement entered back in the nineties when West Lakes went in. Mr. Williamson was the developer and he said they were going to put the sign on the Family Christian Church's property. He said back in 1998 or 1999, there was an agreement that said Mr. Williamson would maintain this sign, however, if he notified Family Christian Center that he was no longer able to do that at any point in time, the Family Christian Church said they then they would be responsible. He said the agreements were dug out after the sign was already taken care of. A copy of the agreement was included in Attorney Yahne's presentation packet. He said he was pointing this out to let everyone know it had been taken care of to show how responsive Family Christian Center has been. The next tab is to address the concerns of the 3 parties; the Family Christian Center, the West Lakes neighborhood, and the Town of Munster. He said there are some challenges they know about, traffic and they know about some things that have been done through the years, but he was struck at what good neighbors all 3 parties had been throughout the years when he came to understand the development and the stages it went through. He said in April of 1998, there was site development taking place at both locations around the same time which makes sense since this is all part of the same property at that time. In March of 2002, the first set of houses were going up; the church was there, and that the neighborhood

was beginning to fill up. In March of 2025, shows the overlay of what's there now. He said he went to the Lake County Auditor's record and in 1997 Family Christian Center acquired the property. The first house that he saw that had an occupancy permit was in 1999; there may have been some that predated that, but based on his research, that looked like right time period, and he believed that may be the address of one of the gentlemen that spoke here at the last meeting. He said these they had all grown up together; this is not the case that one got plucked down into the other's neighborhood. In this case, the original developer had both uses in mind so nobody was shocked or surprised as may be the case with lots that were undeveloped for many years and then a new development shows up in somebody's backyard, causing a lot of tension and discussions about property ownership, and so forth. He said that is not what happened here, it was a development that took place over time together.

Attorney Yahne said Family Christian Center has a security and traffic team on site all the time that they are using that building with any considerable traffic flow and, in fact, they hire off-duty Munster Police officers to help with that effort. He said they have some very important objectives; priority is given to the West Lakes neighborhood residents so everybody else stops, if need be, and the West Lakes neighbor's vehicles are waved through. He said that is the fundamental rule because they want to be a good neighbor. He added that they have a security team that has been monitoring the entrance to the West Lakes neighborhood via security cameras for 18 years and they have notified the Munster Police department if something looks suspicious, particularly between the hours of 1 and 5 a.m. He said this means they care for their property, but they also care about their neighbors and the community. He said the church paid for the construction of Margo Lane from 45th Street to the Family Christian Center lot line once upon a time so they have been part of that development as well. He said in addition to the sign rehabilitation, they've also been a really good, reliable supporter of the town. He said they have annually parked 600 cars for the town fireworks display; their security team is there to help park cars, get them navigated, and clean up the lot afterwards. He said they are happy to take care of it, however, there is one point that causes them some issues. He said they are happy to facilitate people who use the soccer fields, they estimate up to 130 cars oftentimes park on their lots because it's right next to those soccer fields. He said that makes good sense; if they're not parking there, they would likely wind up in the in the neighborhood and that's not optimal. He said there are issues, particularly on the last Sunday service, because people start to show up for the first games of soccer when the church has the last service, and so they have a bump in traffic at that time but their team works to make sure that everyone can get in and out as a priority and FCC employees clean up the lot after the soccer fields use. He said they don't ask anybody for reimbursement, they look after the park, they try to be a good neighbor, and they want to work with everyone. Attorney Layne said they have heard the comments, and I'm addressed some of those specific concerns. He the area where the soccer fields are located was part of the initial transaction. The Church was going to own that property, but Mr. Powers, who is the one that initially sold them the lot, asked them to wait because he might need some of that for Mr. Williamson's project at the back. He said something came up, and the requirements arose and the West Lakes subdivision probably needed a park. He said Mr. Powers had to apologize to Reverend Munsey and said he was sorry; he was going to sell that property to the church but they need it all because they have to put the park there, probably to get the subdivision approved. The church didn't have an immediate use for it but not too long thereafter, they did have a required use for it because in order to get a permit, they needed to get some extra land for parking; they purchase that land from the town. He said they would have purchased it from Mr. Powers but it was a collaborative agreement, and was less than they had hoped to receive at that time. He said all this happened in the past but it explains why we're here. Attorney Yahne said it's also worth remembering that this church sent multitudes of people to go fight the flood and to mobilize their folks

because they have the ability to reach people and make a request.; they were an important part of fighting those floods.

Attorney Yahne said there may have been a little bit of confusion about the exact request concerning square footage and parking. He said he pulled out the records he had received; he made some changes and added it to his presentation packet. He explained these changes and said the total of 135,588. They have 790 parking spaces; they propose a total of 720. He said he is applying the specific terms of the Munster Zoning Code and doing the multiplication, and they are required to have 634 spaces according to the zoning code. He said his understanding from having spoken with Director Mendoza and Director Vander Woude before him was that this was a more exacting requirement on the number of spaces in the models they could have chosen. The only reason he knows that is because he had requested variances in the past, and it was suggested to me that the argument he could make is to use this prevailing standard because there are a number of standards out there in the world that are used by municipalities all over the place, and customarily Munster is at the highest. He said he is not qualified to tell the Plan Commission whether that is so but that has been his experience; and they do have more than the code requires. He said he understands there was some confusion at the last meeting as to which plans the Commission should be considering, the floor plan or the site plan renderings or the floor plans. He asked Mr. Smith to send him the absolute latest version, and he's broken them out into separate tabs to show the existing site plan and second floor plan and the proposed site plan and proposed second floor plan, and then the Phase 1 and Phase 2 set. He's included those in the packet as an easy reference but it was his understanding that those were in the existing packet. He said the packet he prepared for this evening includes the contextual information, the overhead images, and some extracts of the zoning code; the drawings haven't been changed since the commission members last saw them but they are organized to give them an easy reference point. He said in the zoning code this as a place of worship, and the zoning code says the primary use determines the standards and zoning code provides one space for 3 auditorium seats. He said Munster's is a very dense, very complex, zoning code, there are different types of definitions and sometimes you have to find the terms. He said he has done an exhaustive search and he knows the calculation that he provided is fully supported by the zoning code and that is why he's included that excerpt. He addressed a comment made at the last meeting about the shared parking spaces with other property owners but there are no agreements; he has, however added on Tab 6 of his presentation packet a letter they received by email from an adjoining property owner, Brian Kamstra, the owner of Payroc. He read the letter verbatim, ending with the statement that "going forward indefinitely, FCC can have full access to my parking lot at no charge for any events on Sundays or during the week." Mr. Yahne said this that's not a parking agreement, it's not binding, it's not a commitment, however, under the zoning code, FCC has more than met more than met the requirements of the zoning code and on those occasions where the need may be greater, they have secured assistance from others to use outside lots.

He stated that Plan Commission review is required here because it is a structure other than a single-family dwelling and it involves a parking area. He said they have to show that the plan being submitted to the Plan Commission tonight complies with the town's comprehensive plan, the town subdivision regulation and the town building code, and, essentially, the Munster zoning code. He said he has seen the staff report that they meet those requirements; they actually exceed those requirements. He understood that this has gone through engineering and that they've met those requirements as well. He said following Mr. Torrenga's comments at the last meeting, he has found that there was a flooding issue that it's believed that a lot of that water came from Lansing through a backup. He said they're working on replacing a 1 ½ inch reduction pipe, which the code allowed at the time it was installed. They are going

to increase the size of that pipe and put in a backflow device. He said Don Torrenge is the engineer hired by Family Christian Church who is examining this issue since it flooded them and caused damage to their property so they are actively working on doing this now; they're legal, non-conforming, but that's not good enough. He said another issue that came up is that it's too hard for people to use that new entrance because the curb is high; people are afraid of damaging their rims. He said he consulted with staff and found that they can grind that curb down. He said Reverend Munsey thinks that will help the traffic flow considerably, because it will encourage more people to use that entrance. They think about 58 to 60% of their parishioners from Indiana will go that way. He concluded by saying that they are willing to listen and are going to be responsive; they want to participate and be a good neighbor.

President Baker asked how they came up with a capacity of 1909 and how parking will be impacted with the expansion. Attorney Yahne said an expert may be required to answer that but his understanding of the process is that the plans go downstate first and an initial allowance is determined, then it is vetted and determined on site by the Munster Fire Department. He and Pastor Munsey clarified that the 1909 is the state approved number but the actual is 1750. Attorney Yahne said he thinks they are still considerably under the required amount. Councilor Hofferth asked if there would be any permanent seats in the chapel or would they just put up 150 or 300 chairs as needed.

Pastor Steve Munsey introduced himself as the pastor of Family Christian Center for 42 years, over 20 of them in Munster. He said there's no permanent seating in this addition. He said he explained in the first meeting that they are building this space because they spend \$25,000 across the street on warehouse; most of this building is warehouse space so they don't have to spend that. He said that will take care of their needs for their productions. They have 5,000 costumes and sets for their performances at Christmas, Easter and summer. He said those events fill the hotels, people buy gasoline, and the restaurants are full; they bring some of the highest tourism into Munster. He said they want to save their money and build, which that is what they are presenting, it's not more seating, only that they want to pray in their chapel. It is not fixed seating; it's going to be used as a smaller venue for funerals when there are 25 people and it's hard to do with 1700 seats. They also want to have their doors open 24 hours for prayer. He said when 911 happened, people from all denominations came unexpectedly because their doors were open and people wanted to pray. He said he feels very strongly that there should be a place where people could come and pray 24 hours a day. They can't do that now because of all the security issues but the small chapel in the addition can do that. Commissioner Raffin asked about the service times and what the overlap is for cars to get out of the parking lot before next service begins. Pastor Munsey answered that it is about 30 minutes but they don't have problems. He added that they probably had more problems when they had 3 services back-to-back before COVID. He said he was thankful that Attorney Yahne and the town leaders worked on a solution for the curb problem and wished that had happened sooner. He said for 22 years, they have stopped traffic for anyone coming out of West Lakes and let them go through. He said the town park now has over a hundred cars coming in and blocking their traffic to get out because the park doesn't have enough parking so they use the church's. There was a discussion on the number of people parked in the church parking lot on fireworks night. Pastor Munsey stressed that they are not complaining, they want to be a good neighbor. Councilor Shinkan said they are great neighbors, but one of the conditions the people of West Lakes have is the revolving door. He said no one can get in or out between the services. He suggested 45 minutes between services so everybody can get out before new cars start coming in. Pastor Munsey said they are open to suggestions. Commissioner Raffin said a lot of different churches in town do that; they have a mass at 8:30 and 10:30. They give more time in between the masses so when you pull in, the parking lot is already empty so there's no cross driving. There was

further discussion on the events that impact traffic. Pastor Munsey said he didn't know there was going to be a West Lakes back when Mr. Powers sold him the property. He said they built the road and they built their building and now there are beautiful homes back there and they try to accommodate them the best way they possibly can. He said when he got a notice after 26 years, he didn't know who took care of the corner of West Lakes and its entrance, he never knew until I got a letter to the first of July that they were responsible for that. He thought Joe Williamson, the developer had made a deal with West Lakes; somebody was taking care of it, he didn't who. He said when he got the letter, within 24 hours, they spent thousands of dollars and tore down all the trees that were required. He said he redid it and they are getting water there and It's going to look absolutely incredible. He said that shows how submissive they are to the leadership of this city to try to work out whatever they have to work out. Councilor Shinkan said thank you for doing that, it looks beautiful. Pastor Munsey said they are not trying to do anything illegal or wrong, this is all legal. He said they could do better on traffic; they do warn everybody days in advance on the holy days. He thinks it's a great thing that people are going to church, we should all celebrate, and it doesn't matter what denomination, people are going to church. He concluded by thanking the Commission for their patience and for the suggestion on timing the services. He has to find out if they can get everybody to agree.

Commissioner Brangan said she was trying to understand the number of parking spaces but the math that she's seeing works. Councilor Shinkan said the math is working out according to our code. He thinks everyone would be happy if they could just get in and out a little bit quicker by working out something with the service times.

Commissioner Raffin asked Attorney Lahne if he would be representing the Family Christian Center with regards to the building materials because some don't meet the building code. Attorney Lahne said he was alerted to that this evening, he didn't know if he'll be engaged but he'll explore the building materials. Commissioner Raffin said he spent some time driving around the property and asked if there were plans to resurface the lot since it looks like the surface is reaching the end of the lifespan. Pastor Munsey said they did it 4 or 5 years ago, and it has to be done again but they want to wait till after the building is done. He said they do intend to do that; they intend for the property to be at its very best.

President Baker opened the public hearing. There were no public comments; he closed the public hearing and brought the meeting back to the Commission. Councilor Shinkan said it's a beautiful addition and people will go down 45th Avenue and see the façade of that building and the improvements that you're making. He said he also understands the pain involved with moving all the production materials. Councilor Shinkan made a motion to approve PC26-006. Councilor Hofferth seconded the motion.

President Baker asked Attorney Bennett about the fact that the renderings and the actual building plans aren't the same, specifically the diamond shaped architectural things on the overhangs on the rendering but not on the actual drawing. Attorney Bennett said, for the purposes of the site plan, it's the layout of the building on the property, the landscape layout, as the general proposal for the lot because they're not bound by what is on that. They have to comply with anything that they are proposing that's going to be outside, new construction to the building and the new landscape in front of building, all that needs to come into compliance with current code. She said any variances needed have to go to the BZA. The Plan Commission is looking at this in terms of specifics for the building and those other items, and whether they comply with code requirements or not. It does not reach the specificity of whether there's a diamond

on the top of the building. There was further discussion among participants centering on the surrounding districts and their materials and characteristics; the Zoning code was cited in detail.

Mr. Zenon Kurdziel said he is the principal of Ridgeland Associates, the architects of record for this project. He said the rendering was something that was done before and is not part of the Plan Commission package, the drawn elevations which are part of the packet and part of the discussion today is what they're proposing as a true representation of what we're planning on building. The entire existing building is a metal panel at this point so to try to add brick or some other architectural materials would not be appropriate. He said they're trying to do an extremely creative façade which would be visible off the main parkway. On the east addition, they'd like to use the same material which would be a metal panel. IN answer to questions from President Baker and Commissioner Branagan, Mr. Kurdziel said the elevations that are part of today's package is what the building will look like. The material will not be stone, it will be true architectural metal panels. He said these are not the final permanent construction drawings. If they get approval today, they will be preparing the entire set of mechanical, electrical plumbing, and everything that we need to submit.

**Motion:** Councilor Shinkan moved to approve PC Docket No. 25-006

**Second:** Councilor Hofferth

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries.

**Continued Discussion Items:** None

**Other Business:**

**PC25-010 FINAL PLAT: Scott Yahne, attorney representing Munster MOB I LLC requests review of a Final Plat at 9260 Calumet Avenue.**

**Motion:** Commissioner Raffin moved to approve the Final Plat for PC Docket No. 25-010.

**Second:** Councilor Shinkan

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries.

**PC23-010 (Amended) SITE PLAN: Jay Lieser of Maple Leaf Crossing LLC, requests an unsubstantial modification to Lot 7 Site Plan, per SECTION 26-6. 804.G.12 located at 9450 Calumet Avenue.**

President Baker introduced PC23-010. Attorney Bennett explained that there was no staff report because the code doesn't require it and it is not required at the state level, either. She said pursuant to the code, which is included in the documents, this review is for a modification of the site plan. This is also in the PUD documents for Maple Leaf, it references that all approvals shall follow what is set forth in the administrative procedures in the Munster zoning code. She referenced page 391 of the zoning code, which is the subsection 12, a modification of site plan. She said Mr. Beach will go through it, laying out what it is that they want to modify. She said the Plan Commission requirement is set forth in the administrative section that it comes directly to the Plan Commission for determination as to whether the modification is substantial or unsubstantial. She read the text from Section 12. She said it is the shortcut version that allows for a slight modification if that's the determination. President Baker called upon Mr. Beach to on this behalf of the petitioner and asked him to state his name and address for the record.

David Beach, 1630 Cherry Blossom Drive said he would be speaking on behalf of Maple Leaf Crossing. He said Ordinance 1803 was passed on July 20<sup>th</sup> of 2020. He called that the master ordinance which set forth the allowed uses, the allowed materials, and the allowed standards for all of Maple Leaf Crossing. In 2023, they had ordinance 1908 adopted, which is the site plan. That site plan includes 7 lots for construction, 2 out lots. He said the amendment they're requesting is a minor, not a substantial amendment. It only applies to Lot 7, and it only applies to the building that will be constructed on Lot 7. They are not amending anything else on the site plan, they're not changing the boundaries of Lot 7, they're only changing the building that will be built on Lot 7. He said they may recall that in 2023, they had a purchaser for Lot 7 that was going to build the Karma Cigar Bar and Lounge. They went through quite a few hearings to get a new ordinance approved for a 3-story building with a retractable roof and they had a purchase agreement for them to buy the lot. He said they got started and put their foundation in, and then they got the bids; it was going to be 7 to 8 million dollars to build the building. They buyers said it wasn't financially feasible, so the approved use of the cigar bar is not going to happen. He said they took the lot back because they want to make sure they know what's going to happen with it. They are here today to show what they are proposing. A 3-story, 12,500 square foot cigar bar was approved, they're asking to use lot 7 for a 1-story, 6,500 square foot retail and professional space. The building they're proposing meets all of the requirements of Ordinance 1803 in the materials they're using and the uses, in fact, the Plan Commission has already approved 2 buildings that are very similar to this. He said they have Building 5 and Building 6 that have the shells. Building 5 is almost completely complete and Building 6 is nearing completion. He said he has samples of materials here tonight which will look familiar because they're the same materials that they have in Buildings 5 and 6; they want to do the same thing with Building 7. He said the building is slightly smaller, it's 6,500 square feet instead of about maybe 7,700 square feet but that's the minor amendment they asking for. He said they are asking for the minor amendment because they build these buildings with steel instead of wood. There is an 8-week lead time to get steel ordered and they'd like to get that building 7 done this year.

Commissioner Raffin said there is a difference in the hours of operation between the 2 uses. The original cigar bar had a totally different use than their other buildings; one had more of an evening crowd for parking, now this whole development is a daytime crowd. He said that is where he would caution in deciding between substantial and unsubstantial. They don't know the impact of parking and overflow between the hotel and the 4-story office complex. He said he would be a little worried until he sees some of the other 2 building users get filled. He also said another glorified strip mall in there that might not be the best use for the town. Mr. Beach said they submitted their parking study to the Plan Commission, he thought it was in the July 12, 2022 meeting. He said in that parking study they assessed the peak usage for Buildings 5 and 6, which are going to be very similar to Building 7. Building 7 will just be a little smaller. The peak usage for Buildings 5 and 6 were going to be in the afternoon and each of those busy and peak usage for the cigar bar was also in in the afternoon and evening. The parking usage for each of Building 5 and 6 was about 50 cars less than they were estimating for the cigar bar so this should free up about 50 spots over the original plan. There was additional discussion on the parking savings by going from a 3-story building to a 1-story building, and by going from a restaurant to mixed storefront, some retail, where a restaurant has the highest parking capacity requirements. Mr. Beach named some of the possible tenants and his building timeline. Commissioner Raffin asked about the maintenance plans for the limestone. Mr. Beach said they have power washed it before and he can consult with Mr. Lieser but he wasn't prepared to address the power washing. He is asking for a change of Building for 7.



Commissioner Branagan the cigar bar was a beautiful building; it was a nice jewel box of the building; what they're proposing now is not special. Attorney Bennett explained that they need to make their decision by the requirements of the PUD. Commissioners Raffin and Branagan voiced their opinions that the architecture should be at a higher level.

**Motion:** Councilor Nellans made a motion that this is an unsubstantial change.

**Second:** Councilor Hofferth

**Vote:** Yes – 4 No – 2 Abstain – 0. Motion carries.

Commissioner Raffin and Commissioner Branagan voted No

**Motion:** Councilor Shinkan moved to approve the amended site plan for PC23-010.

**Second:** Councilor Hofferth

**Vote:** Yes – 4 No 2 Abstain – 0. Motion carries.

Commissioner Raffin and Commissioner Branagan voted No

#### **Findings of Fact:**

**PC25-007 SUBDIVISION PRELIMINARY PLAT:** Scott Yahne, attorney on behalf of Munster MOB I LLC, received approval of Primary Plat for a subdivision at 9260 Calumet Avenue.

**Motion:** Councilor Nellans moved to approve the Findings of Fact for PC Docket No. 25-007.

**Second:** Commissioner Branagan

**Vote:** Yes – \_\_\_ No – 0 Abstain – 0. Motion carries.

**PC25-008 REZONE:** Scott Yahne, attorney representing Munster MOB I LLC received a favorable recommendation for PUD Rezone at 9260 Calumet Avenue.

**Motion:** Councilor Hofferth moved approve the Findings of Fact for PC Docket No. 25-008 accepting the favorable recommendation for a PUD rezone at 9260 Calumet Avenue.

**Second:** Councilor Nellans

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries.

**PC25-009 DEVELOPMENT PLAN REVIEW:** Scott Yahne, attorney representing Munster MOB I LLC received approval of a development plan for a new 30,000 square foot, 2-story Medical Office Building at 9260 Calumet Avenue.

**Motion:** Councilor Nellans moved to approve the Findings of Fact for PC Docket No. 25-009.

**Second:** Councilor Hofferth

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries.

**Next Meeting:** President Baker announced the next regular business meeting will be held on August 12, 2025.

#### **Adjournment:**

**Motion:** Councilor Shinkan moved to adjourn.

**Second:** Councilor Nellans

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 8:44 pm

\_\_\_\_\_  
President Baker  
Plan Commission

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Date of Approval

\_\_\_\_\_  
Executive Secretary Sergio Mendoza  
Plan Commission

\_\_\_\_\_  
Date of Approval