



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: October 14, 2025

Agenda Item: PC 25-011

Application Type: Preliminary Subdivision (Replat)

Hearing: Public

Summary: Applicant is requesting re-subdivide/re-plat BROADMOOR SUBDIVISION, BLOCK 4, LOTS 25, 26, 27, 28 & 29, into a 1-Lot Subdivision to be known as CREW CAR WASH MUNSTER and to be commonly identified as 111 Ridge Road.

Applicant: Bruce Boyer, representing Crew Car Wash

Property Address: 111 Ridge Road and 8234-37 Forest Avenue

Current Zoning: CD-4. A. General Urban (commercial)

Adjacent Zoning: North: CD-3-R1 70' One-Family (Residential)
South: CD-4. A. General Urban (commercial)
East: CD-4. A. General Urban (commercial)
West: CD-4. A. General Urban (commercial)

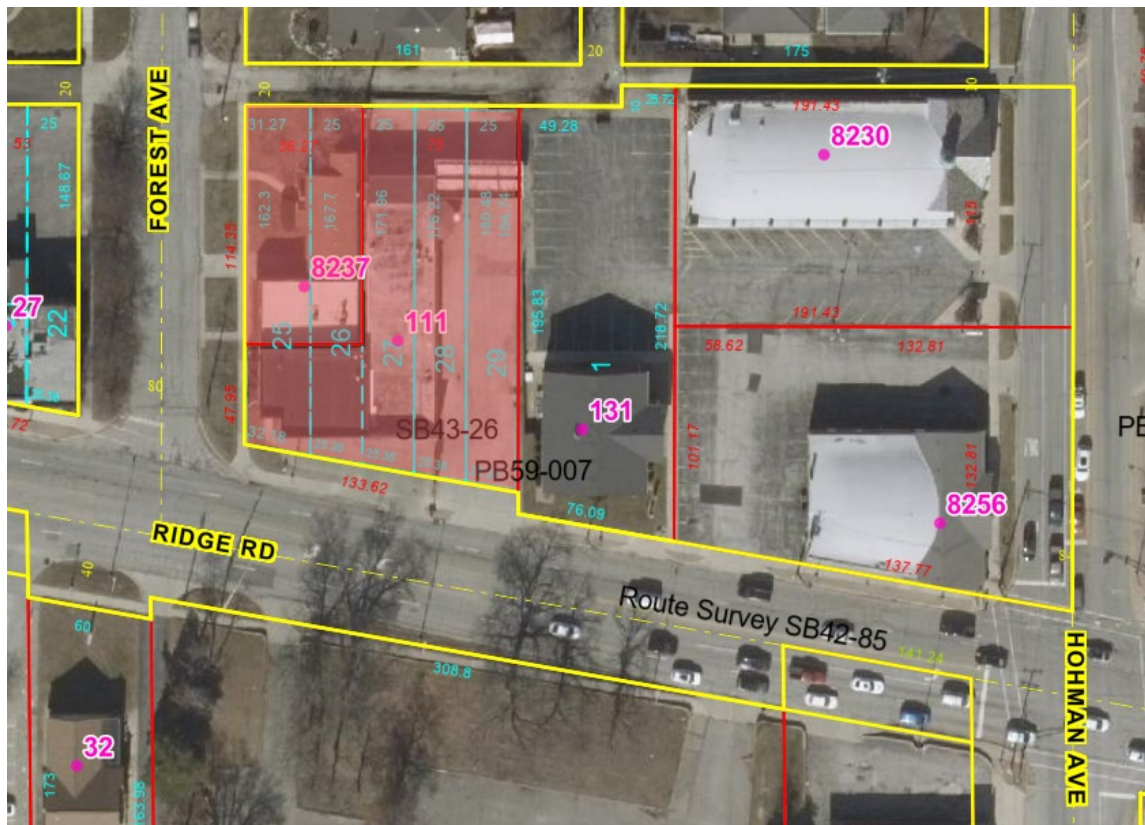
Applicant Requesting: Approve Preliminary Subdivision Plat

Action Required: Open Public Hearing
Review of Subdivision Codes
Findings of Fact

Attachments:

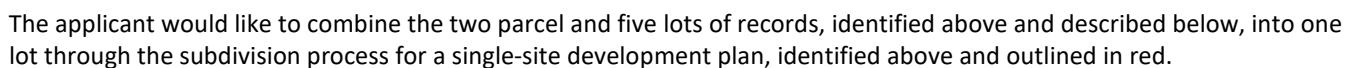
1. Subdivision Application, Exhibit A
2. Preliminary Plat/Subdivision, Exhibit B
3. Site Work Plans, Exhibit C

The proposed 1-Lot Subdivision/Replat is located at the northeast corner of Ridge Road and Forest Avenue, west of Homan Avenue. The subject parcels are commonly known as 8237 Forest Avenue and 111 Ridge Road.



DAHM NO. 63 LLC (Crew Car Wash) acquired BROADMOOR SUBDIVISION, BLOCK 4, LOTS 25, 26, 27, 28 & 29, recorded as two parcels in 2022. The property was the site of a former carwash facility, retail building, and residential home. Since the property acquisition, the site has been redeveloped by removing the retail building and residential home and remodeled the previous carwash facility to the current Crew Car Wash Business.

The replat of the two parcels into one legal lot of record will total 0.52 acres and allow Crew Car Wash to submit a single-site Development Plan for employee parking, vehicular emergency exit, screening, landscaping, and dumpster design. Interested parties have now requested that the subject lots and parcels be recognized by Town of Munster Plan Commission as: LOT 1 of CREW CAR WASH MUNSTER, per Section 26-233 of the Munster Subdivision Code.



BROADMOOR SUBDIVISION, BLOCK 4, NORTH 114.35FT OF LOTS 25 & 26

BROADMOOR SUBDIVISION, BLOCK 4, LOTS 27, 28, 29 & EXCLUDING THE NORTH 114.35FT. OF LOTS 25 & 26

CODE REVIEW**TOWN OF MUNSTER CHAPTER 26 – LAND DEVELOPMENT CODE****ARTICLE V. SUBDIVISION****DIVISION 2 APPROVAL PROCEDURE****Subdivision II. Preliminary Plat****Sec. 26-274. Basic information.**

The preliminary plat of a subdivision shall contain the following information:

- (1)** The proposed name of the subdivision.
- (2)** The location by section, township and range or by other legal description.
- (3)** The name and address of the subdivider.
- (4)** The name, address and seal of the registered professional engineer or land surveyor preparing the plat.
- (5)** The scale of the plat or replat, including the graphic scale, north point and date.

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. 26-277. Public hearing.

- (a)** The plan commission shall consider the application for a subdivision and preliminary plat not later than the second regular monthly meeting following its proper submission. If the commission is satisfied that all conditions have been satisfactorily met by the subdivider, it shall set a date for a public hearing on the proposed plat, giving a written notification to the subdivider. The commission shall then publish a notice of the hearing at least ten days prior to the date set for the hearing. The cost of publishing such notice of the hearing shall be paid by the subdivider to the publisher at the time of inserting the notice.
- (b)** The applicant for subdivision approval shall provide notice of the public hearing on subdivision approval to all property owners who own property within 200 feet of the proposed subdivision at least ten days prior to the hearing. Additionally, the applicant shall cause a notice of the public hearing on the subdivision to be posted prominently on the property for at least ten days prior to the public hearing using a form and sign provided by the town for this purpose.

Sec. 26-280. Findings of fact by plan commission.

The plan commission shall adopt written findings of fact setting forth its reasons for approval or denial of the preliminary plat, and provide such findings to the applicant.

INDIANA CODE TITLE 36. LOCAL GOVERNMENT**ARTICLE 7. PLANNING AND DEVELOPMENT****CHAPTER 4. LOCAL PLANNING AND ZONING****Section 707. Subdivision control; primary approval of plat; findings and decision**

- (a) If, after the hearing, the plan commission or plat committee determines that the application and plat comply with the standards in the subdivision control ordinance, the commission or committee shall make written findings and a decision granting primary approval to the plat. This decision, which must also specify any condition imposed or waiver granted under section 702 of this chapter, must be signed by an official designated in the subdivision control ordinance.
- (b) If, after the hearing, the plan commission or plat committee disapproves the plat, the commission or committee shall make written findings that set forth its reasons and a decision denying primary approval and shall provide the applicant with a copy. This decision must be signed by the official designated in the subdivision control ordinance.

TOWN OF MUNSTER CHARACTER BASED ZONING CODE**Section 26-6. 405. O. 1. h. xiii Condition to Subdivision Approval**

- I. The parking requirements of this Section 26-6.405.O must be complied with before any subdivision may be approved, both for the subdivided Lot and for the Lot or Lots which remain the same.
- II. In the event that any Lot is unable to comply with such requirements, a Variance may be granted only if alternate parking spaces are provided or if it shall be shown that no such alternate spaces are available, that the Lot otherwise complies with this Article and that no economic return can be realized without the grant of Variance, and that the Variance granted is the minimum necessary.
- III. Where two Lots are in the same ownership and one of the Lots is undeveloped, those Lots shall be improved in a coordinated manner to provide parking required for both Lots.

STAFF FINDINGS AND RECOMMENDATION

Staff finds the applicant and interested parties have properly submitted a complete application, supporting document, including Temporary Power of Attorney Affidavit and all public hearing requirements as outlined in Sec. 26-277 of the Subdivision Control Ordinance. In addition, after approval of the preliminary plat of a subdivision staff recommends the plan commission request that the town engineer determine a surety amount for the guarantee of public improvements, i.e. sidewalks, parkway, and driveway reconstruction, as part of Final Subdivision Plat, per Section 26-293 of the Subdivision Control Ordinance.

Motion

Plan Commission may consider the following motion:

Motion to Approve PC 25-011, Preliminary Subdivision Replat for LOT 1 of CREW CAR WASH SUBDIVISION, with a performance surety determined by the town engineer for all public infrastructure, including all discussion and findings.