

MUNSTER PLAN COMMISSION
MINUTES OF REGULAR MEETING
October 14, 2025

The Munster Plan Commission held a meeting on October 14, 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

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

Members Absent:

Jennifer Johns

Staff Present

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

President Baker said we have a quorum.

Approval of Minutes: September 9, 2025, Plan Commission Minutes

Motion: Commissioner Raffin moved to approve the September 9, 2025, Plan Commission minutes as presented.

Second: Commissioner Branagan

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

Preliminary Hearings:

President Baker said we have four preliminary hearings, all of which are the same development, so he said they'd do a presentation and then work through each one individually to meet all of the public sector requirements.

PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION at 9505 Calumet Avenue.

PC25-016 PUD AMENDMENT- Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C at 9505 Calumet Avenue.

PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 Square Foot, 1-Story, Sprouts Market Building, to be commonly known as 800 45th Street.

PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-Story, Chase Bank Building, to be commonly known as 9521 Calumet Avenue.

Director Mendoza gave this briefing of all four dockets as one development project. The site is located as identified as lot C, just north of 45th Avenue and east of Calumet Avenue. They are proposing to divide this parcel into four additional lots of record. The intent is to develop two lots, Lot 11 for the Sprouts Market and lot 13 for Chase Bank as part of that. They are also going to amend the overall PUD to support this. He said they are proposing a site plan showing the structures proposed for Sprouts Market and a Chase Bank. He noted that the other two lots have not been identified, but they are proposing the additional square footage regulations as part of their PUD amendment. He showed plans and explained what the overall Lot C site would look like with the 4 lots, Lot 10, Lot 11, Lot 12, and Lot 13. They have provided development plans for Lot 11 (Sprouts) and Lot 13 (Chase). He said amendments to the overall PUD would include updates to their sign ordinance. He said they have been recently receiving additional sign requests from their tenants throughout the overall development, and the new developments will require additional signage to meet their market. They are proposing amendments to those sections as well as adding uses to include the bank and the market and proposing the add the use of structural brick. He said they are also proposing a discussion of two options they are considering for the intersection of Centennial Drive and 45th; one is a roundabout, and the other is a four-way intersection with a traffic light. He took them through the proposed development virtually as one would come off Calumet Avenue and head east into the development, showing the orientation of the new buildings and the intersection. He said they intend to complement the materials of the existing PUD. In answer to President Baker's question, he said the PUD amendment is for the overall development, particularly for the signage, so the proposed changes identified in the amendment would impact the overall development. They also have to amend the materials of the existing PUD. He concluded by saying all the process fees have been paid as of this afternoon.

Commissioner Branagan asked if these buildings had always been placed in these location or if they'd been moved, specifically the building on Lot 13. She said it is so nice that across the street on 45th,

Rosebud is right on the corner, but they are backing off from the corner with the bank. Director Mendoza said he could describe why this occurred. This discussion came up in the Site Review Committee meetings. The issue is that there are pipelines running through there and placing a building over that would cause some concern. He said they had discussed possibly flanking that intersection to complement the buildings across the way. They were told that, because of those pipelines running right through there, that this was the best. The petitioner began to speak on the various pipelines, but President Baker asked him to wait until called. He asked Commissioner Branagan if she was done; she answered, yes, that made sense. President Baker asked if the Commissioners had any further questions. When there were none, he asked the petitioner to state his name and address.

Mr. Russ Posen from DVG Team Inc., located at 1155 Troutwine Road, Crown Point, Indiana, introduced himself and said they are the civil engineers and surveyors representing Mr. Kimmel on this. He said he had both sets of architects with him, Ted Rohn representing Sprouts and Amy Ferguson representing Chase Bank. He said he would give some high-level discussion of this from the site development but would let (the architects) give a little more color of the buildings. He said Matt Kimmel, the developer, was also in attendance. He said they are trying to build four buildings here; one is the 22,000 square foot Sprouts development which the original PUD had as one 70,000 square foot grocer, so they're making that one smaller. He said it kind of fits this development and the needs of the Sprouts grocer in this area. They also have the Chase development and two other future buildings. He said with this site plan, they're providing more parking than required; they think their users would like more parking on this development. He said they made a conscious effort on pedestrian access through and into this development. On Calumet Avenue, there is a proposed 10-foot concrete pedestrian sidewalk. He said currently, there is some existing pedestrian way but as these lots develop, those will be converted to 10-foot wide. He said, as you can see on the site plan, the Chase has 10-foot. On the south, along 45th, they have a sidewalk that's 8-foot which is consistent with the way the PUD is written. He said these sidewalks come through and into the site, you can kind of see the piano key crosswalks that get every pedestrian into the area with good interconnectivity, making sure they get into where the Sprouts is. He said they have some proposed connections into one of the future lots. It would be the bike path in between the development to make sure pedestrians can get to the bike path through the site, and then along Calumet, that access way will tie into the bike path. They only have a crosswalk location at Calumet and 45th; they think that's the safest and it's already there, so that's where they want pedestrians to cross if they come from south to north or north to south. The storm water, sanitary, and all that has been submitted to the engineers, and it is satisfactory to their knowledge. He explained the pipelines in greater detail, stating that along the Chase property, and even up near the Sprouts, there are 3 BP lines. They have they have been in contact with BP, have had preliminary meetings, and are in coordination with them; the final permitting process is ongoing and will take a little bit of time. He said there is also a Wolverine pipeline and a fiber optic cable going through the property near the Chase site. He said they are working with Lumen, which used to be CenturyLink, to get the fiber optic cable rerun and relocated, so they are, we're definitely actively in conversations and in permitting with those entities. He said he would let the architects talk about the material, adding that the nice part about these buildings is they adhere to the PUD and the requirements of the area.

Mr. Ted Rohn of Rohn Associates Architects (located at 13177 Rhode Street, Cedar Lake) said Sprouts is a national tenant coming into this area. He said as many of the nationals do, they have strict prototypes that they are supposed to follow but they've been able to change their exterior design and integrate it into what they've been doing with the rest of Centennial Village. He said the renderings were essentially approved by Sprouts just recently. He said the drawings show all the different materials and the colors they're using. He said it is a full masonry building, masonry exterior bearing walls, steel frame, and

interior with steel frame roof joists. The interior of the building will follow their national prototype; it will be laid out exactly as they demand they do. He said they have approved the signage layout, as they've shown on the renderings. He said this, too, is an integration between what their needs are, what the developer wants to do, and what the Town would want for Centennial Village. He asked if there were any questions regarding the building.

Commissioner Raffin asked if the Sprout material matches the same materials as the other buildings. Mr. Rohn said they're using what's called a structural brick; it's a CMU block with a brick face on it and the colors have been selected to blend very well with the buildings across the street. He said it is not the identical brick. He said their prototype calls for full masonry CMU walls with no skin on a lot of them, so this is the best approach for them to obtain a structural integrity of the building and have a face that matches the other buildings. Commissioner Raffin said he hates laying with structural brick, it's not the most ideal product. He said you've got to really be careful when doing structural brick buildings with full load bearing and bar joists and everything. He said he's seen a lot of cracks in that stuff in the past on some of that structural brick. Mr. Rohn said they've done it several times in the past, and, like any product, it has to be installed correctly. Commissioner Raffin said he doesn't think the structural brick buildings are going to match the other buildings. Mr. Rohn said the colors are matching as close as they can; the bricks will be the same height, but they'll be 4 inches longer.

Mr. Pozen said before they had a conversation about the Chase building, he wanted to touch on the Sprouts truck dock which is an enclosure that can be seen on the top right of the rendering. He said as part of this grocery store development they need a truck dock. The truck dock is on the east side of the building and actually facing 45th. They are going to fully enclose the three sides, not the top, so you won't see a truck dock on a day-to-day basis. He said they'll obviously open it up so the truck can get in there, then they'll close it. He said that will be a nicer look for passersby; they don't have to stare at it the majority of the time. President Baker asked if it would look like the rendering; Mr. Pozen said yes.

President Baker said when Mr. Pozen started, the first thing he saw was the place for the semis to come in and out. He asked about the truck traffic for this grocery business, whether it would be in the morning and how often trucks would be coming in and out. Councilor Shinkan said he is in the business and they are in the mornings, sometimes before people wake up. Mr. Pozen showed President Baker the rendering of what would be seen when coming into the development. Commissioner Branagan said this looks different from where Jewel has semis coming in; it doesn't seem large enough for a semi. Mr. Pozen said they worked with the Sprouts specifically on their semi, which is not necessarily the 70-foot-long semi. one, it is a little bit smaller. He said Sprouts has approved a semi that they'll use to come into this building, and they have done vehicle tracking to make sure they can accommodate it. Councilor Shinkan said it's a smaller truck so it will get in and out quickly.

President Baker asked Mr. Pozen to explain the requested curb cut on Calumet Avenue. Mr. Pozen said the curb cut on Calumet Avenue is currently, by plat, a no-access easement but by this plat they're proposing to vacate that no-access easement to provide a curb cut onto Calumet Avenue. They are not putting a pork chop on that drive because it is right in/right out by nature because there is a raised median there. He said that access would, in turn, be right in/right out from Calumet. President Baker said it's a challenge because they had that conversation initially about 10 years ago about the one across the street from the oil change place and that seems disruptive. He said he was interested to hear an update from either the town or the development on what kind of situation that one has caused. He said he has seen people get creative there and this one is of more of a concern since it is between 45th Avenue and the railroad tracks. Mr. Pozen said there is currently a fully raised median on Calumet.

Commissioner Raffin said he thought it was a very narrow raised median, that is, not that wide. Mr. Pozen said he thought it was 6 feet, but it had been some time since he'd looked at it. Mr. Pozen said he would have the Chase architect come up and discuss the Chase building.

President Baker raised the issue of the impact with regards to the traffic on that already pressurized intersection. He said the traffic study he saw was from '24, he asked if that was based on 65,000 square feet of new development going in or if that was that just a snapshot of what was going on in 2024. Mr. Pozen said it's based on the scope and type of these four buildings. President Baker said then (the traffic study) is determining the increase in traffic with the four proposed buildings being fully occupied. Mr. Pozen said yes. Commissioner Raffin reiterated that it's actually like a curb, it's so narrow that people pulling out of there will just jump that curb. Mr. Pozen said that can be one of the things that the Town's engineer reviews in conjunction with recommendations, even from this board, of adding delineators along that location where they are dividing the access. He said they would obviously be amenable. Commissioner Branagan asked if they were going to discuss the roundabout and asked if the roundabout is an option or if that is what they are doing. Mr. Posen said the roundabout is an option. He said both the intersection of 45th and Calumet and the intersection of North Centennial Drive and 45th have challenges no matter what. He said the traffic study looks at both options, and both options have pros and cons, so more discussion needs to be done with the town staff and the town's engineer to see which option is more preferable to the town, the engineers, and the developer. Everyone need to come together to see which option is best. He said that conversation is ongoing, so they want to make sure they present both in the PUD; they don't want to limit themselves on the what may be the best product for the town's situation. Commissioner Branagan said she personally thinks they're very successful and keep traffic moving, citing Carmel, Indiana. President Baker recognized the next presenter.

Amy Ferguson with the Architect Partnership, 680 North Lake Shore Drive, Chicago, Illinois, introduced herself and said they are the architectural firm that's doing the Chase Bank. She said they are replicating the similarities to the rest of the buildings that are around; they will be using the same brick and the same cast stone. She said one exception is, they'll be putting cast stone up at the top of the parapets and not just EIFS; Chase isn't a big fan of EIFS anymore. She said other than that, they're going to be following the color scheme and the patterning. She said they do have a few differences in the elevations. On the south elevation, there's going to be a conference room for Chase, so they've done some foam windows to help with that profile on the south. On the west elevation, they've kind of popped out an area so that they can do some signage facing Calumet Avenue; they've created an element there to break up the length of that building. She said they are making one deviation from the standard in the Centennial Village standard with their canopy over the entry door. She said the current (Centennial Village) canopy standard isn't a solid canopy that would protect you from the weather; it's more for airflow. She said over their entry, and only over their entry, they have a solid canopy, which is a Chase standard canopy, so if it's raining and somebody's standing in front of the door using card access to get into the vestibule, they're not going to get wet; otherwise, all the canopies over the windows will be following the same canopy design as the rest of the development. She said they are using the same masonry, the same brick, the same stone, and a similar pattern but there is a variety of buildings that have little nuances here and there, so they picked from those and chose what to replicate. She said the bank will have a 24-hour vestibule for ATM banking, two drive-up ATMs that are signature canopies, so it's a freestanding, small, batwing-like canopy that protects the ATM and the people using it from the weather. She said they've got a transformer enclosure on the east elevation, in keeping with the rest of the development and their trash and transformer enclosures. She said in terms of their trash, they have an agreement with Mr. Kimmel to make use of trash enclosures at another location in this lot area so they don't have to have their own, which would just create an even bigger enclosure in this area. Ms.

Ferguson clarified that there will be a total of 4 ATMs with one in the vestibule, two outside, and one in the lobby. Commissioner Nellans asked what the approximate distance is from the bank to the trash enclosure. She said they would be allowed access to the same trash containers that Sprouts has so it would be that enclosure across the parking lot.

Commissioner Raffin asked if the parapet walls are high enough to shield all mechanicals on the roof. Ms. Ferguson said that is correct, Chase uses an all-electrical VRF system, so they have a low roof area to accommodate so that unit won't be visible from the street behind the parapet. She said that one unit and the condenser is pretty much all the mechanical equipment they'll have on their roof.

President Baker said the proposal is for no drive-through banking. Ms. Ferguson clarified that is no drive-through banking with the teller, customers can drive through and do whatever they need to at an ATM, make a deposit and take out cash, but not with the teller; there will be no tubes or talking.

Commissioner Branagan said the plans don't show windows on the east elevation wall; it seems to be a workroom. Ms. Ferguson said that is Chase's back of house area; it is area behind the teller line, the data room, janitor's closet, all of those areas you don't want shown. She said they've done what they've done in some other developments, they have inset metal panels so they're creating that rhythm to break up that facade. She said it is a room that people are working in actively, but they are not sitting there 8 hours a day. She said this is that back of house area is where a lot of high security items are and it's just not conducive to have a window in that area for security purposes.

Commissioner Branagan said they are using the standard brick like the rest of the development is. She noted this is not necessarily a question for Ms. Ferguson; she was trying to understand why Sprouts is doing their own thing and if we are okay with them doing that. Commissioner Raffin said it is cheaper, so it is economics. Councilor Shinkan said if it is allowed by our code or by Munster standards, he is okay with it. Director Mendoza stated that CMU is not identified as a permitted use within the Standard Zoning code and it is also not permitted in the PUD zoning code for Centennial Village. He said they're asking for an amendment to that portion of the PUD zoning code for Centennial Village to include that structural brick. That structural brick is part of their request for the PUD. Mr. Rohn said It is considered a brick face, though, from the outside It looks like brick, and it is a brick finish. He said they brought some samples. Councilor Shinkan said some of his grocery stores have used them as well. Mr. Rohn said he wanted to make sure they're not confused; they are not putting up just regular CMU walls, this is a brick product, it's just the size. He said on a building of this size, at 24,000 square feet, the scale of this building is much bigger than any other buildings. On the other buildings, they're doing 8-inch CMU with a brick face. This is a much bigger building, and so we need to combine the structural brick, to get the width of wall they need for the bearing walls on the exterior. He concluded by saying this is not a new product; it has been used many times, he has done it on many buildings himself. He said it has performed well, and it works well.

PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION at 9505 Calumet Avenue.

Commissioner Raffin made a motion to set PC Docket No. 25-015 for a public hearing on the preliminary plat. Councilor Shinkan seconded the motion. President Baker asked Director Mendoza if the Town has reviewed the engineering study. Director Mendoza said they have reviewed the stormwater; they have not reviewed the traffic study. He said there are some additional items that need to occur before the

engineers review the traffic study. Councilor Shinkan asked if that will be available by the next hearing. Director Mendoza said yes, if all requirements are met for the engineers to review, they can continue moving forward with the review of that traffic study. President Baker asked Councilor Shinkan if that was an amendment or a question. Councilor Shinkan said it was a question. President Baker called Director Mendoza who called each member for their vote.

Motion: Commissioner Raffin moved to set PC Docket No. 25-015 to a public hearing.

Second: Councilor Shinkan

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

PC25-016 PUD AMENDMENT- Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C at 9505 Calumet Avenue.

Councilor Shinkan said this is to split this into 4 buildings. Commissioner Raffin said this includes the design standards as well. Director Mendoza said this is the PUD amendment which includes or identifies the design guidelines and standards that are being requested for amendment. That is primarily what's being presented under this file number. President Baker added that this also includes what's going to happen at the intersection on 45th Avenue. Director Mendoza said that is correct.

Commissioner Raffin made a motion to table PC Docket No. 25-016. There was further discussion on the what was included in this petition. Councilor Hofferth asked if this is the one about the roundabout. Director Mendoza clarified that it is everything that's identified within this PUD amendment; it is the structural brick, the materials, and the relocation of those access points which are identified within the design guidelines and standards of the PUD. Councilor Hofferth said this is something that we're going to be consulting our engineers on, as far as the roundabout versus the 4 way. Director Mendoza said that's right, they are showing both as an option. The engineers have not reviewed the traffic. Councilor Hofferth said that's what he was saying and he seconded the motion. Director Mendoza called each member for their vote.

Motion: Commissioner Raffin moved to table PC Docket No. 25-016.

Second: Councilor Hofferth

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

PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 Square Foot, 1-Story, Sprouts Market Building, to be commonly known as 800 45th Street.

President Baker noted this is specific only to that lot having to do with that particular user at that particular location and what that looks like.

Commissioner Raffin made a motion to table PC Docket No. 25-017. Councilor Nellans asked Commissioner Raffin what additional information (he wanted). Commissioner Raffin said we've got no access to the property yet, we don't even have the preliminary plat done yet, so we're putting the cart before the horse. He said we don't have the answers from staff and town engineer. He said that's his opinion. President Baker said there is a motion on the floor and asked if there was a second.

Commissioner Branagan seconded the motion. When there was no further discussion, Director Mendoza called each member for their vote.

Motion: Commissioner Raffin moved to table PC Docket No. 25-017.

Second: Commissioner Branagan

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

PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-Story, Chase Bank Building, to be commonly known as 9521 Calumet Avenue.

Commissioner Raffin said once again, he'd make a motion to table PC Docket No. 25-018. He said he thinks Chase Bank looks great architecturally with their design and stuff, but I wants all the information from staff regarding the access in and out of this property before we start dividing it up and approving it. Commissioner Branagan seconded the motion. Director Menoza called for the member votes. President Baker said this is exciting, we're looking for to it.

Motion: Commissioner Raffin moved to table PC Docket No. 25-018.

Second: Commissioner Branagan

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

Public Hearings:

PC25-011 SUBDIVISION PRELIMINARY PLAT: Bruce Boyer on behalf of Crew Car Wash requests review of a Primary Plat for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION at 111 Ridge Road.

Director Mendoza reported that this is a request to combine 5 lots of records that have been parceled off into two parcels, or two lots of record. Their request is to combine these two parcel into one lot of record; the intent is to combine this into one lot of record is to expand or allow the ancillary uses for the primary use, which is the car wash. They are proposing to have off-street parking for employees, as well as a transformer and a dumpster on-site. This would also allow them the ability to install an emergency access in case equipment does break down. It essentially combines all of the items for a functioning car wash and necessities into one lot of record. President Baker asked if there were any questions; there were none. He said next up is somebody to speak on behalf of the petitioner; he asked that he state his name and address.

Mr. Bruce Boyer, of Boyer Construction, 9901 Express Drive, Highland, Indiana, said he can't add much to what Sergio already said. This is simply an exercise to combine these into one lot. He said Mr. Billy Schaming, the president of Crew Car Wash, was with him to answer any questions. President Baker asked if there were any questions.

President Baker clarified that this is a public hearing for this particular issue, which is for a one-lot subdivision. They're creating one lot instead of having multiple lots at this corner. That's what this particular discussion is about; there'll be a separate one that talks about the development plan, the lighting, the dumpsters, all those types of things. He said the building-specific things are separate; if they want to talk about the plat part of it, this is that opportunity.

President Baker opened the public hearing and asked anyone who would like to speak on this, to come up to the microphone and state their name and address for the record. When there were no comments on the preliminary plat, he closed the public hearing on PC25-011.

Motion: Councilor Hofferth moved to approve PC Docket No. 25-011, a preliminary subdivision replat of Lot 1 of Crew Car Wash subdivision with a performance surety, determined by the town engineer for all public infrastructure, including all discussions and findings.

Second: Councilor Nellans

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

PC25-012 DEVELOPMENT PLAN REVIEW: Bruce Boyer representing Crew Car Wash requests approval of a Development Plan to allow onsite parking, lighting, dumpster enclosure, and emergency exit from the car wash lane at 111 Ridge Road.

Director Mendoza showed the commissioners a revised landscape plan and site plan that had been submitted. He said the applicant has identified the restructuring of that emergency exit on the plans. He said there were some discussions this afternoon regarding the lighting ; he would let the applicant address the direction of compliance. He said this is a continued public hearing, at the last public hearing, there were questions regarding the gap in the fence. He said it sounds like the applicant has corrected that with additional landscape rock, perhaps. He said there was also some concern whether the intersection was going to be expanded, and they have shown that as part of their civil engineering plans. He said there was also a discussion about an emergency arm or a gate there, but he believed the applicant may have an alternative solution to prevent anyone from mistaking this for a continued drive for the car wash or other reasons. He said he would let the petitioner explain their alternate plan for that. President Baker asked if the commission members has any question for Director Mendoza. When there were none, he asked the petitioner to state his name and address for a PC25-012 Development Plan Review.

Mr. Bruce Boyer, Boyer Construction, 9901 Express Drive, Highland, Indiana said, as Mr. Mendoza had mentioned, they've had some discussion over the past few days on a couple of items. He said one of the items from last month was the height of the poles and the fixtures; they have corrected that. They replaced the 20-foot poles with 17-foot poles, so they are now at the recommended fixture heights. He said they had a misunderstanding regarding the fixture itself. They understand now they are not in compliance with the town code but are willing to change those fixtures and make sure that they're compliant with the coach-type style of fixture that the code requires so they're fine with that. The only other item, as Director Mendoza talked about, was the escape or emergency exit lane. He said there was a discussion about some kind of a gate or something to block that off. He said there's a temporary gravel exit lane there now and they blocked it off with a large plastic ball like the one that guides the cars through the car wash. He said that works fine but if it' the plan commission's desire that they add an actual gate and an arm there, they're willing to do that. He said Mr. Schaming wanted to make a few comments.

Mr. Billy Shaming said he serves on the support team at Crew Car Wash and represents the Crew Car Wash right down the street at 111 Ridge Road. He distributed a handout to each of the commission members. He said he has been on the support team at Crew Car Wash for 20 years now. He thanked the commissioners, saying he respected their time and would take only a few minutes to share a couple things about Crew. He explained that he had met Councilor Nellans as he was driving baid the last time he was walking the property, he had an opportunity to meet Councilor Nellans who was driving by the

property, he thought maybe he was doing his homework to address some of the concerns that were brought up at the last meeting. He said Councilor Nellans was kind enough to get out of his car, take a quick tour, and come inside. He said he shared their annual game plan, their quarterly execution, their company values, and their aspirations to be a role model for the service industry, not just the car wash industry. He said one of the components of being a role model would be the way they treat the communities where they do business; he wanted to emphasize that when they think of a business that you want in your community, he'd like them you to think of Crew Car Wash. He gave a brief history of the founders and the company philosophy. He said they have a growth goal and the opportunities they will be creating with new team members, new leadership positions, education assistance for their team members, a contributions in annual charitable giving to the communities they serve where they do business. He said one good example of that is they had their kickoff grand opening fundraiser for the Humane Society up here a month ago and they raised \$11,000 over a weekend. He said they're going to have more of that. He thanked the commission for allowing him to share a little bit about the culture of Crew Car Wash; he thanked Councilor Nellans in particular for inviting him to speak. He concluded by offering to answer any question he could.

There were no further questions from the commissioners. President Baker opened the public hearing for PC25-012, which is a request of the approval of the development plan to allow for the on-site parking, lighting, dumpster enclosure, and emergency exit at the car wash located at 111 Ridge Road. He asked and asked anyone who wished to speak on this petition to state their name and address for the record.

Ms. Brenda Vander Molen of 8222 Forest Avenue said she had questions. She asked about the parking, if it was strictly just going to be parking or are they going to add vacuums later. Councilor Shinkan said there will be no vacuums. She asked if the dumpster would have the same rules as the other places have where they have to be enclosed so that it's not visible. Commissioner Raffin said yes, and it will have gates. She asked the reason for the emergency exit. Commissioner Raffin explained that if someone gets stuck in that lane but cannot go through the car wash, they can get out that way. He said there had been earlier Plan Commission discussions about putting a gate arm there to control anyone just for driving through there, and they can raise the gate up for an emergency. Ms. Vander Molen said they had lived there for over 30 years, and when Munster Car Wash was there, there was no emergency exit; she was wondering if something specific had changed since it is still just a car wash. Councilor Shinkan asked what her concern was about having an emergency exit for somebody that needs to get out of there. Ms. Vander Molen said the aesthetics was one concerns since it is right outside their front door and it would look better with a driveway going up to this back of the car wash. Councilor Shinkan said there will be parking there with beautiful landscaping. Ms. Vander Molen said they are across the street on Forest. Councilor Nellans said they just have a temporary exit, and if he recalled correctly, Munster Car Wash was open to the alley. Ms. Vander Molen said there was a house, like an apartment there, and then another business in that location but it wasn't accessible by driving. Councilor Nellans said it made sense to him and explained a few scenarios where a car may need to exit. One reason is if a vehicle gets to that point, but they can't run the car wash, a second may be that a vehicle may not be appropriate in some way; if they can't go through the wash but this is not caught before it is in line. He said they have to let those folks out and they can't back up because there are cars behind them. He said when this is finished, those vehicles will be coming out the same driveway entrance that the employees drive in to get to their parking area, so it's all it's going to be paved and landscaped. He said it makes sense but that's his opinion. Ms. Vander Moler said at the least, they would request that there be a nice-looking gate there, not just a ball. Commissioner Raffin said a gate with a traffic control arm that lets cars out or not.

Mr. Roy Vander Moler of 8222 Forest Avenue said he had one question about the lighting. There is a light right outside their bedroom window. He asked if they would shut the lights off at night at least and would there be more lights staying on. President Baker said that's a good question, we'll work on finding that answer for him. Mr. Vander Noler said when the notices are sent to their house, it tells them absolutely nothing about what's going on here, like why they are coming here. He said it should give more explanation like changing the light position and changing the lot size.

Nancy Nixon of 8004 Hohman Avenue said when they were here last time, she and her husband had said this is a large company with lots of car washes, and they know what they need when they first come into a community. She said they would have known they needed this emergency exit at this place. She said when they left the meeting the last time, they talked to someone that was in government- not anymore, but when this all started- they were told that (Crew) knew they needed it, but it was left out of the original proposal because they didn't think we would want it; they told them there was paperwork to back that up. She said she didn't know if anyone here had looked into that or not, but she doesn't think people should be able to come in the back door once they're here and then what are (the neighbors) going to say. She said everyone says they need this, but they should have done that at the beginning, and then maybe they could have had a say about something. She said it feels like the horse is out of the barn, that's it, okay, well, we have to give this to them; she doesn't like that it happened that way, and she agrees that there should, at the very least, be a gate there. She concluded by saying she appreciates that they're going to do landscaping and that sort of thing but there's a lot of traffic that comes off Ridge, down Forest and this is just another thing.

President Baker asked if anyone else wished to speak. He closed the public hearing when there were no additional comments.

Commissioner Raffin asked Mr. Boyer if the Crew Car Wash representatives would agree to having the lights off in the parking lot when business operations are off. Mr. Schaming said yes, that would be their pleasure. He said he had shared earlier that safety is their number one value, so we would request that they can keep them on until our team members are in their cars; they employ some high school kids, and they like to keep the lights on until their team members have left. He said they can turn them off 90 minutes after close. He said he can commit to the request that the lights be turned off; they're all controlled with computers and automation, and that can be programmed. He said that is a very reasonable request. He said they can absolutely put a gate in. He wanted try and put people at ease by sharing that this bailout lane might have 2 or 3 cars that use it per day, it's primarily for vehicles that come around the corner, and they realize they can't get a window up or they have too many belongings in the back of the pickup truck that we're unable to wash. Commissioner Raffin added that Corvette tires are too wide. Mr. Schaming said exactly, so occasionally their service advisors will miss the vehicle restriction, and they notice it before the car travels down the track, that's why we call it a bailout lane. Mr. Boyer said he thought that was important, as Mr. Nellans mentioned, that this is simply an extension of the driveway through the parking lot; it's not direct access out to Forest Avenue or anything like that. It's just a little bit of a driveway coming off the back of the driveway to allow cars to circumvent the car wash lane. Councilor Nellans clarified that it is not an additional curb cut. Mr. Boyer said there was a question also about the dumpster enclosure; it's a fully enclosed dumpster enclosure in the same limestone and brick materials as the building. He said it's tucked way back in the corner. Commissioner Raffin added that it has gates on it. Councilor Nellans asked if there would be some low lighting for security as opposed to total darkness. Mr. Schaming said if a parking lot has 10 lights, their standard practice is to keep two of them on, one at each end of the property, for security lighting so not a completely dark black parking lot. He said they are happy to work with the neighbors and offered to give

each of them his business card with his cell phone number. He said they want to be a welcome member of the community, they are a family business, and they want to treat everybody like family, so he'd be happy to be there to make sure the light is not intrusive into their homes or into their yards. Councilor Nellans said he brought up that point because he doesn't want them to agree there'll be no lights, and then there will be some security lighting. Mr. Boyer said there should be some security lighting, maybe just some of the building lights or something low level to light up the back of the building. He said they've got a full screening fence so someone could very easily be trying to go in the back of the building, and you'd never know if there were no lights back there. Councilor Shinkan said it's a big improvement over the Munster Car Wash. Commissioner Raffin asked Mr. Boyer if there were security cameras around the building and was told they have a lot of cameras because they photograph cars going in.

Motion: Councilor Hofferth made a motion to approve PC Docket No. 25-012, Crew Car Wash Development Plan with the condition that all lighting specs comply with the Town's standards and that a guard/gate arm be installed at the proposed emergency exit drive aisle, including all discussion and findings.

Second: Councilor Nellans

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

PC25-020 DEVELOPMENT PLAN REVIEW: Jim Glascott of WT Group representing the School Town of Munster requests review of a Development Plan for the construction of ten (10) tennis courts at 8839 Columbia Avenue.

Director Mendoza reported that there's a lease agreement between the Munster Parks Department and the School Town of Munster for the relocation of their tennis courts facilities to the park's facility located behind Munster High School, just northeast of the pool site. He described the location while projecting the plans on screen, noting that the new plan is more accurate than the previously seen by the BZA. He said It is just north of the trail, boarded by parking lots on the side, and then it wraps around. He said the intent is to install 10 tennis courts surrounded by a fence. The fence is 10 feet in height, so they are before the BZA for a variance. He said they are also seeking to add stadium lights at around 50 feet high which is pretty standard for what is identified as a sports complex for our zoning code. They are before the Board of Zoning Appeals for variances on those matters as well. They are proposing a platform, and they'll be using it for the school, as part of the school facility, for gym and training, etc. He noted some of the materials that the petitioners are asking for the variances from, the location from, and they fall in the current zoning, which is in the civic zone as a sports field. He said one recommendation that staff initiated was that a sports field usually is without a building on the frontage line. The recommendation is that sports field area should be established and identified with a sidewalk and/or landscaping or a combination of both and the sport complex continue to the site's frontage along the east side of the project site, adjacent to the existing parking area with a trail/sidewalk connecting the existing north trail entrance to the proposed south walkway entrance, and some landscaping to provide the frontage landscape requirements that are part of a sports complex definition or identification. He noted this is a public hearing as well.

President Baker said there will be no new parking, they are going to use the existing parking from the park and the school. Director Mendoza confirmed that is their plan based on the use. President Baker noted staff is working on landscaping. He asked if they were going to put any signage up, he didn't see any signage on the development plan. He said he had seen a previous presentation for the BZA and was curious about that. He asked about the elevated, viewing platform, he said he has seen those at other

tennis tournaments but not here. Director Mendoza said he hadn't seen anything to that effect, but this is a product that they're proposing as part of the sports complex. President Baker said it would be helpful to see how it is located and the ingress and egress details. Councilor Nellans wanted to confirm that these tennis courts would be available to the public off days and off hours like they are now. President Baker asked if that was that part of the agreement. Director Mendoza explained that is in effect because the park was created 6 years ago under the Conservation Fund through the federal government. It is that funding through the federal government that the park has to be used in some capacity for public access. He said he would presume the lease agreement does reflect that with the Parks Department with agreements for shared use at specific times and dates in order to retain the grant that was issued. President Baker asked if stormwater is still outstanding. Director Mendoza said our engineers are currently reviewing the stormwater study and plans that have been submitted. He said they are proposing underground stormwater storage, as well as detention ponds in the open space. President Baker asked if Director Mendoza was familiar with the work the county is going to be doing on Schoon Ditch and if that will have any impact on what might be happening here. Director Mendoza said he was not aware of that, but we can share that with our engineers, and they can coordinate with the county engineers. President Baker said he should because the pond next to the school in a park by the fields has always been a concern. Councilor Shinkan said he had never seen it flood. President Baker said he is more concerned with drowning than with flooding. When there were no further issues raised by the commission member, President Baker invited the petitioner to introduce himself.

Mr. Jim Glascott with WT Group said they are civil engineer designing this project for the School Town of Munster. He addressed the comments and questions that were raised by the commissioner and staff as follows:

- Construction: They are proposing 10 new tennis courts with a raised viewing platform and bleachers, between the two north bays of parking. He said the six north courts and the middle two courts will both have those platforms and features between them. We are proposing a post-tension concrete tennis court system here. He said it is not a system that gets put in a lot, but the idea is they put in cables inside the concrete, and then tension goes those up after it's poured; it really helps to minimize cracking and provide a longer life for these courts. He said it is a more expensive system, but they feel that it's going to be a much better finished product, especially for a set of courts that are going to be outside in the elements.
- Stormwater and detention: They are providing underground detention and at-grade storage. He said there's going to be a storm trap underground system under the northwest five banks of courts and at-grade storage at into ponds to the southwest. He said those are all designed to be dry, they do not intend for water to be sitting in those at any time; it can all drain down to a restrictor structure. That will connect to an existing storm sewer that they are replacing; that existing storm sewer had been left in place from the tennis courts that were removed around 2015. He said there's a storm line that goes down to the parking lot; they are going to replace that pipe because they're not sure exactly what the slope it's on or what condition it's in. When it is replaced, it's going to drain down to the south so it's going to be completely separate from the pond. He said they were unable to really identify everything that went into that pond. They thought there might be some excess storage in it, but the available records made it very difficult to try and identify that. He said in order to make sure they are meeting the code and not making any of these situations worse, they're providing a separate detention system.
- Sidewalks and connections: Mr. Glascott addressed the connection to the walkway by saying they are showing a concrete walk connection to the existing trail between the pond and the tennis courts, and they're showing a sidewalk out to meet the parking lot to the east. He said there are some gas lines along the east side of the site and that's why they have the tennis

courts set back off of the parking lot a little ways. At the northwest corner of the porch, they're providing a sidewalk with some steps that is not the main accessible entrance. He said, with tennis courts, you're limited on the slope to make sure that it's playable for competition. For the connection on the east side to the connection on the northwest side, they were trying to minimize earthwork, keep the cost as low as possible, have that access be a shorter connection from the Park District parking lots, and make sure they also had the accessible route coming in through the main bleacher area.

- BZA Variance requests: Mr. Glascott said Director Mendoza mentioned the variances they have before the Board of Zoning Appeals for the fence height and the stadium lighting. He said tennis courts really need to have a taller fence to make sure the balls are staying in the courts, and the code doesn't really address that specific issue. He said they are not intending to have late night tennis tournaments or anything like that will need the stadium lighting but as light levels start to drop in the fall and early spring, the light levels aren't really there during the competition, so the stadium lighting will be there to make up the difference, effectively.
- Landscaping: Mr. Glascott said he had been in discussions with a landscape architect. They are currently looking at providing landscaping along a pathway to the north. They haven't really looked at doing a walkway along the east side, grade-wise it doesn't really work all that well to have a walkway wrap around the south. He said they do have the walkway from the community path coming down through the bleacher area. We wanted to address those since Director Mendoza had mentioned them. He said they are not showing that in these plans, but they have been in contact with the landscape architect to make sure that's something available, if requested.

Mr. Glascott said that's the overall project. In the broader scheme of things, these courts are intended to replace the existing 10 courts that are in the middle of the School Town of Munster campus, for some future projects. He said there is going to be a building addition and some circulation and parking lot improvements; they are still working out the overall master plan, but the intention is for a building addition that's going to displace these tennis courts, so they're trying to get them out of the way, so they can start moving forward with design so they can come back to this Plan Commission with those plans. He offered to answer any questions.

Commissioner Raffin said he said this at last meeting, it would be good for School Town of Munster to come up with a master plan showing all the things they are doing before they just come up with an addition on what you want to do. Everything needs to be a holistic master plan. President Baker added that this is the third or fourth project they have brought to the Plan Commission over the last 18 to 24 months, so they have a plan. He said it would be nice to know what that plan is so it can be coordinated with some other things; the perfect example is the drainage around here, and specifically, those ponds; this might be the opportunity to get that fixed. He said it has nothing to do with adding cost to this project, but as a part of this whole process. He said people are paying attention to it, it would be a great opportunity to have some economies of scale.

Councilor Nellans commented that his is a good interaction between the town, the parks department, and the school town, we've had that for years, where we work together and we're going to have these tennis courts back in Community Park and available for the public. He said we want to make sure things are done right and that we take care of the flooding and water retention. He said he has seen that ditch full, he's seen the water back up into the park and we don't want that ever again.

Commissioner Raffin asked Mr. Glascott if he is writing the specs for the tennis court in his bid reports. He said there are obviously strict standards when it comes to putting in tennis courts and he has seen

some tennis courts go really bad, some of them in in town. He said, as a taxpayer, he wants to make sure that any bidder is familiar with doing post-tension and construction because he's done a lot of decks for high-rises and stuff and he wants to make sure they're doing it right.

Mr. Brian Pencak, Project Architect with DLA Architects for the School Town of Munster said they will have bid specifications and a Post tension contractor qualification for them to fill out so they can vet them with the bids and make sure the qualifications are met. Commissioner Raffin said he highly encourages that because a lot of things can go wrong with that slab. . He asked if they had done soil borings on this property. Mr. Pencak said they had. Commissioner Raffin said this is a tennis town, he asked if they had talked to the parents of the tennis groups. He said they're the best people who know the tennis courts better than anyone else. He asked if they're designing it for sectionals, regional, and all that kind of stuff.

Mr. Sean Begley from the School Town of Munster said they've historically been able to host semi-state. He said it would be great to put 12 courts in, but this is at a premium and so is money. He said with the 10 courts, they would be able to host Central, Regional, and semi-state as they have before. He said they have taken that into account. He said they had originally wanted to have an angle to it because that's the way you're supposed to have it, but It's prohibited with the gas line right there and the limited space overall. He said they have been talking with a lot of people about this and, specifically about post-tension concrete to make sure they get the right contractor to do it. Commissioner Raffin said you have to meet that flat surface for tennis, adding there is a lot. Mr. Begley said he's been touring around several different places, looking at different tennis courts, and talking about different things.

Mr. Pencak said there was a question about graphics. He said around the entire perimeter of the tennis courts, they'll have windscreens. The graphics have not been developed, so they would present graphics at a different submission for review. President Baker said they are usually part of the development plan which includes the whole enchilada. He said that's why they're asking about those things; it would be helpful to see what the graphics are going to be in the next round. He asked Director Mendoza how signage works in this civic zone. Director Mendoza said there is a sign standard and they would need to comply with it. If they are going to vary from that, they would go before the Board of Zoning Appeals for a variance.

Commissioner Raffin asked about their timeline for construction. Mr. Pencak said they bid on Tuesday; it's up to the general contractor whether they want to start digging this winter, depending on the weather, to get some of the storm water done and possibly the post-tension pad then continue in the spring. Mr. Begley said they are intending to plan another season on the existing courts.

When there were no additional question, President Baker opened the public hearing. He asked if anyone wanted to speak on the subject of the School Town of Munster tennis courts, they could come to the microphone and state their name and address.

Ms. Loni Dorall of 910 Ridge Road said thank you for inviting me with a certified letter. She said she had never gotten that before. She said she had also sent a letter. She said she is a fumbling tennis player, so I was interested in this project. She said she has done some real estate as well, and there's a term called the "highest and best use of property". The issue with tennis is that it's a 6-month-a-year sport, more or less, so in that period of time where the courts are not being used, and she thought she out in her letter, she has witnessed vandalism, unfortunately, because it's sitting there, and there are a lot of students around, and she certainly should know as a teacher and administrator for years. She said it also occurred

to her, because she used to be married to a police sergeant and they have to reroute the areas where the men patrol; if you have an instance of some kind of vandalism, then you're going to ask the police to go through there. She asked if this development is important enough, adding that she was not saying it negatively at all, but is it important enough because of vandalism possibilities, that the police would have to reroute their tasks during the day and have a husband come home and tell her what had changed that day for him. She said she worked part-time, just for fun, at the Lincoln facility where they have the large community center. She didn't know if anyone here was familiar with it, you can play tennis, pickleball, and basketball. It's an indoor facility and they move things, roll it back, and they put a track around there. She said it's a community center. She was thinking since it's still under study and she knows it would be a much bigger investment, but she wondered if somehow this gentleman could help to design a building that has the courts that they're designing inside of it but it's a multi-use building, 12 months a year, more people inclined to visit it, and you don't have to worry about weather. She asked if they would be parking for this facility. President Baker said they'd be parking at the school parking at the park. Ms. Dorall said this that part's all right but what would be the cost afterwards to keep those courts up. They'll sit empty all winter, not only are you going to get dust and whatever, if you get kids coming in there with pop cans and things of that sort. She said the last question was whether they are providing windscreens. She said if any of you have tried to play tennis at all, if there's any kind of a wind, you can't play so given the 6-month, more or less, timeframe for the tennis game itself, you might even lose more time and use of that facility if it's too windy out there. She concluded by stating those were the things she was thinking about, she wrote the letter and brought them forth because you invited her. She would like to see a facility much like the one on Lincoln; it would be really nice, but that's a big investment.

Attorney Bennett noted that the letter was on the screen and would become part of the record (**Exhibit A**). There were no more public comments, President Baker closed the public hearing.

Commissioner Raffin said there were variances before the Board of Zoning Appeals and the BZA should weigh in on those matters next month because it may change some of this plan. He said he would table this for a month. He said staff mentioned some things in the staff report that they were asking, they wanted some direction on separation and responsibility of electric service and several meter installations, they have not received stormwater and drainage review from town engineers for the proposed underground detention areas, alternative frontage along the east project line to review, and landscaping. He said the staff report recommends that the matter be deferred upon that. President Baker added signage. President Baker asked if that was a motion. Commissioner Raffin said it is a motion to defer. Councilor Hofferth seconded the motion.

Motion: Commissioner Raffin moved to defer PC Docket No. 25-020.

Second: Councilor Hofferth

Vote: Yes –5 No – 0 Abstain – 1. Motion carries.

Commissioner Branagan abstained, she is a school employee.

President Baker asked the petitioners to work with staff on the outstanding items.

Other Business: None

Findings of Fact:

PC25-014 REZONE: Gary Warfel, SPIN Munster, LLC c/o Saxon Partners on behalf of Kenmara Development received a favorable recommendation to the Town Council for the Rezone of 58

acres from CD-4.B. to PUD KENMARA TECHNOLOGY PARK USES for Tract 1, located at S of 400-440 Fisher Street.

Motion: Councilor Nellans moved to approve the Findings of Fact for PC Docket No. 25-014.

Second: Councilor Shinkan

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

Continued Discussion Items: None

Next Regular Business Meeting:

President Baker announced the next regular business meeting will be November 18, 2025.

Adjournment:

Motion: Councilor Nellans moved to adjourn.

Second: Councilor Shinkan

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

Meeting adjourned at 8:29 pm

President Baker
Plan Commission

Date of Approval

Executive Secretary Sergio Mendoza
Plan Commission

Date of Approval

Exhibit A

October 13, 2025

TO Community Development Munster Town Hall
1005 **Ridge Road**
Munster, IN 46321

FROM Loni J. Dorall
910 **Ridge Road**
Munster, IN 46321

RE: PC25-020 Development Plan

The further plan to upgrade and beautify the central part of Munster is, indeed, a worthwhile plan. In my absence from northern Indiana for almost 15 years, I was not only pleased but also amazed at the development upon my return. Therefore, the intention of adding the courts is a logical move in the town's growth and improvement.

Of concern, however, is the cost to build the courts in relation to its ability to bring relative value to the public. Outside tennis is a seasonal game; therefore, the cost to build includes the realization that the project is paying for six months, more or less, of waste due to inclement weather: The outside courts will be left to that cold, wet seasonable environment, causing disintegration-even destruction-to the products used to create the "flooring" of those courts. Also, if the courts are to be usable for more than one year, then refurbishing, ongoing at a cost, must be considered in the current "cost to develop".

Next, I have seen similar locations where idle outdoor facilities have been damaged due to vandalism. If a nicely designed and then built area is to remain useful and beautiful, the one must consider the cost of security: Are the courts important enough to draw police officers away from their normal routines daily? Even in the best weather, I have seen tennis court nets cut apart and therefore become
(1) unusable and (2) in need of replacement.

In addition, I am hoping that windscreens are included in the initial cost of creation of the courts. To get the best "bang for one's buck", the courts have

to be usable daily. We have had to postpone play numerous times in the past on courts without screens because of the wind.

It is my understanding at this point that this facility is to be "outside only". I am curious as to whether or not the town has considered an indoor tennis (sports-plus) structure. Of course, the initial cost would be greater, but if you consider how varied its uses would be, its initial charge to the community is offset by its ability to serve a multitude of people in multiple ways. I am thinking that a visit to the Highland Parks and Recreation Building, especially along with its designers and community officials, might add insight into the value of your current development idea.

Loni Dorall