



Petition PC 25-025

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

MUNSTER RETAIL, LLC.	(317) 472-1800
Name of Owner	Phone Number
6440 E WESTFIELD BOULEVARD, INDIANAPOLIS, IN 46220	seth@veritasrealty.com
Street address, City, ST, ZIP Code	Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

DUTCH BROS, INC.	(248) 719-2484
Name of Applicant/Petitioner	Phone Number
110 SW 4TH STREET, GRANTS PASS, OR 97526	lisa.smola-hollo@dutchbros.com
Street address, City, ST, ZIP Code	Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)	CD-4.A (GENERAL URBAN- A CHARACTER DISTRICT)
BOSTON MARKET	
Address of Property or Legal Description	Current Zoning
8032 CALUMET AVENUE, MUNSTER, IN 46321	

APPLICATION INFORMATION:

Please select what this Application is for:

- ☐ **Subdivision** If yes, select one of the following: ☐ **Preliminary Plat** ☐ **Final Plat**
- ☒ **Development Plan Review**
- ☐ **Rezoning (including Planned Unit Development) – Proposed Zoning District**

Brief Description of Project:

PROJECT WILL UTILIZE EXISTING BOSTON MARKET BUILDING AND REDESIGN PARKING LOT FOR PROPOSED DUTCH BROS COFFEE BUILDING WITH DRIVE-THRU. PROPOSED BUILDING WILL BE 2,522 SF, FEATURE 2 DRIVE-THRU LANES, AND 16 PARKING SPACES.

MATTHEW POINDEXTER, PE	(380) 800-4004
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
4100 REGENT STREET, SUITE M, COLUMBUS, OH 43219	mpoindexter@bohlereng.com
Street address, City, ST, ZIP Code	Email address



Petition PC 25-025 - _____

Town of Munster *Plan Commission Application Signature Page*

DocuSigned by:
Evelyn Baggan
I hereby authorize _____ to act on my behalf as my agent in this petition, 2025 to furnish, upon request, supplemental information in support of this petition application.

Signature of Owner <i>Lisa Smola-Hollo</i> D7B904582EE34AE...	Date October 21, 2025
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Signature of Applicant	Date
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REQUIRED ATTACHMENTS

PC25-025

Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Current ALTA Survey	X	
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)	X	

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
Single-Family Residential Subdivision		X
Preliminary Plat		X
Engineering Plans		X
Storm Water Report		X
Commercial or Multi-Family Residential Subdivision		X
Preliminary Plat		X
Engineering Plans		X
Storm Water Reports		X
Preliminary Development Plan containing:		X
Boundary identification		X
Fire hydrant locations		X
Accessory structures		X
Parking lot design		X
Utility location		X
Building footprints		X
Proposed curb cuts		X
Drainage/detention plans		X
Traffic circulation		X
Ingress/egress locations		X
Major topographic information		X
Infrastructure improvements		X

SUBDIVISION - FINAL PLAT	Included	N/A
Final Plat		X
Engineering Plans		X
Stormwater report		X
Special Studies as required – see Site Plan Review Committee minutes		X

REZONING (including PLANNED UNIT DEVELOPMENT amendments)	Included	N/A
Preliminary Development Plan containing at a minimum:		X
Boundary Identification		X
Fire hydrant locations		X
Accessory structures		X
Parking lot design		X
Utility location		X
Building footprints		X
Proposed curb cuts		X
Drainage/detention plans		X
Traffic circulation		X
Ingress/egress locations		X
Major topographic information		X
Proposed Use table		X
Stormwater report		X
Special Studies as Required– see Site Plan Review Committee minutes		X

DEVELOPMENT PLAN	Included	N/A
Detailed Site plan including:	X	
Boundary identification	X	
Fire hydrant locations	X	
Accessory structures	X	
Parking lot design	X	
Utility location	X	
Building footprints	X	
Proposed curb cuts	X	
Drainage/detention plans	X	
Traffic circulation	X	
Ingress/egress locations	X	
Major topographic information	X	
Infrastructure improvements	X	
Square footage of:	X	
Lot or parcel	X	
Existing impervious surface	X	
Proposed total impervious (existing plus current proposal)	X	
Existing building	X	
Proposed total building (existing plus current proposal)	X	

Existing parking and pavement	X	
Proposed total parking and pavement (existing plus current proposal)	X	
Relevant dimensions including:	X	
Buildings	X	
Parking stalls	X	
Driveway widths	X	
Setbacks to buildings and other improvements	X	
Parking lot aisles, turnarounds, turning radii, etc.	X	
Distance from driveway to street corner if less than 200'	X	
Sidewalk, walkway and handicap ramp widths and locations	X	
Widths of abutting R.O.W.'s, roadways, and terraces.	X	
Full color architectural renderings of all building elevations with materials identified	X	
Proposed lighting for site, including:	X	
Photometric Plan	X	
Location of all light fixtures	X	
Pole height	X	
Luminaire type and manufacturer's specifications for all exterior light fixtures	X	
Landscaping plan drawn to scale including:	X	
Common and Latin plant names	X	
Planting specifications	X	
Total number of trees provided	X	
Total square footage of landscaped area on site and internal to the parking lot	X	
Identification of area used to calculate internal parking lot landscaping	X	
Fence detail drawing	X	
Dumpster enclosure detail drawing	X	
Sign detail drawing	X	
Special studies as required— see Site Plan Review Committee minutes	X	

NOTE: If you checked any exhibits "N/A", please explain:

Application is for Development Plan review only. Applicant is not submitting for

Subdivision or Rezoning.



PROJECT NARRATIVE AND SUPPLEMENTAL INFORMATION

Project: Proposed Dutch Brothers Coffee Shop
8032 Calumet Avenue
Town of Munster, Indiana

Date: October 21, 2025

The Applicant, Dutch Bros Coffee, is hereby submitting the enclosed documents relating to a Plan Commission Development Plan Review for a proposed Dutch Bros Coffee restaurant, located at 8032 Calumet Avenue, Munster, Indiana, 46321.

PROJECT NARRATIVE

The Applicant is proposing to convert/renovate the former Boston Market restaurant to Dutch Bros Coffee restaurant. Site improvements generally consist of: outdoor seating, drive-thru improvements, new trash and recycling enclosure, landscaping enhancements, improved site lighting, limited repaving and restriping, and reuse of existing utility services as appropriate

DESCRIPTION OF BUSINESS OPERATIONS

Dutch Bros Coffee business hours are typically 5:00am – 11:00pm. Peak hours of operations is generally 8:00am – 1:00pm.

Customers largely use the drive-thru service to place orders and receive mobile orders. During peak hours, Dutch Bros uses up to two employees as “runners” to meet customers in the drive-thru who haven’t placed an order to interact with the customer, receive orders, and deliver orders. This process allows for quicker service times. Customers that receive their order from runners have the ability to use the bypass lane to exit the drive-thru queue and complete their transaction quicker.

The number of employees on any given shift can range from 5 to 10.

Outdoor dining is not proposed at this location. Food preparation is limited to heating premade goods.