



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: November 18, 2025

Agenda Item: PC 25-015

Application Type: Subdivision/Replat

Hearing: Public

Summary: Matt Kimmel is requesting to subdivide/re-plat: LOT C, OF CENTENNIAL VILLAGE SUBDIVISION, to create LOTS 10, 11, 12, 13 OF CENTENNIAL VILLAGE RESUBDIVISION OF LOT C, to be commonly known as 9511 Calumet Avenue, 9521 Calumet Avenue, 800 45th Street, and 900 45th Street.

Applicant: Matt Kimmel , Centennial Village Development.

Property Address: 9505 Calumet Avenue

Current Zoning: PUD – CENTENNIAL VILLAGE

Adjacent Zoning: North: CD 4 A – General Commercial and CD 4 R4 – Multifamily
South: PUD – CENTENNIAL VILLAGE
East: CD 4 R4 – Multifamily
West: SD M – Manufacturing

Applicant Requesting: Approve Preliminary Subdivision Plat

Action Required: Open Public Hearing
Review of Subdivision Codes
Review of Preliminary Subdivision Plat

Staff Recommendation: Approve Preliminary Replat/Subdivision with Surety.

Attachments:

1. Application, Exhibit A
2. Alta Survey, Exhibit B
3. Preliminary Subdivision/Replat – ROUNDABOUT, Exhibit C
4. Site Engineering – ROUNDABOUT, Exhibit D
5. PUD Amendment – DESIGN GUIDELINES, Exhibit E
6. Stormwater Report Lots 10 - 13, Exhibit F
7. Traffic Study Report, Exhibit G

SITE LOCATION

The proposed Subdivision/Replat is located east of Calumet Avenue, north of 45th Street, south of the Canadian National Railroad, and west of the 45th Street underpass and Canadian National Railroad bridge intersection.

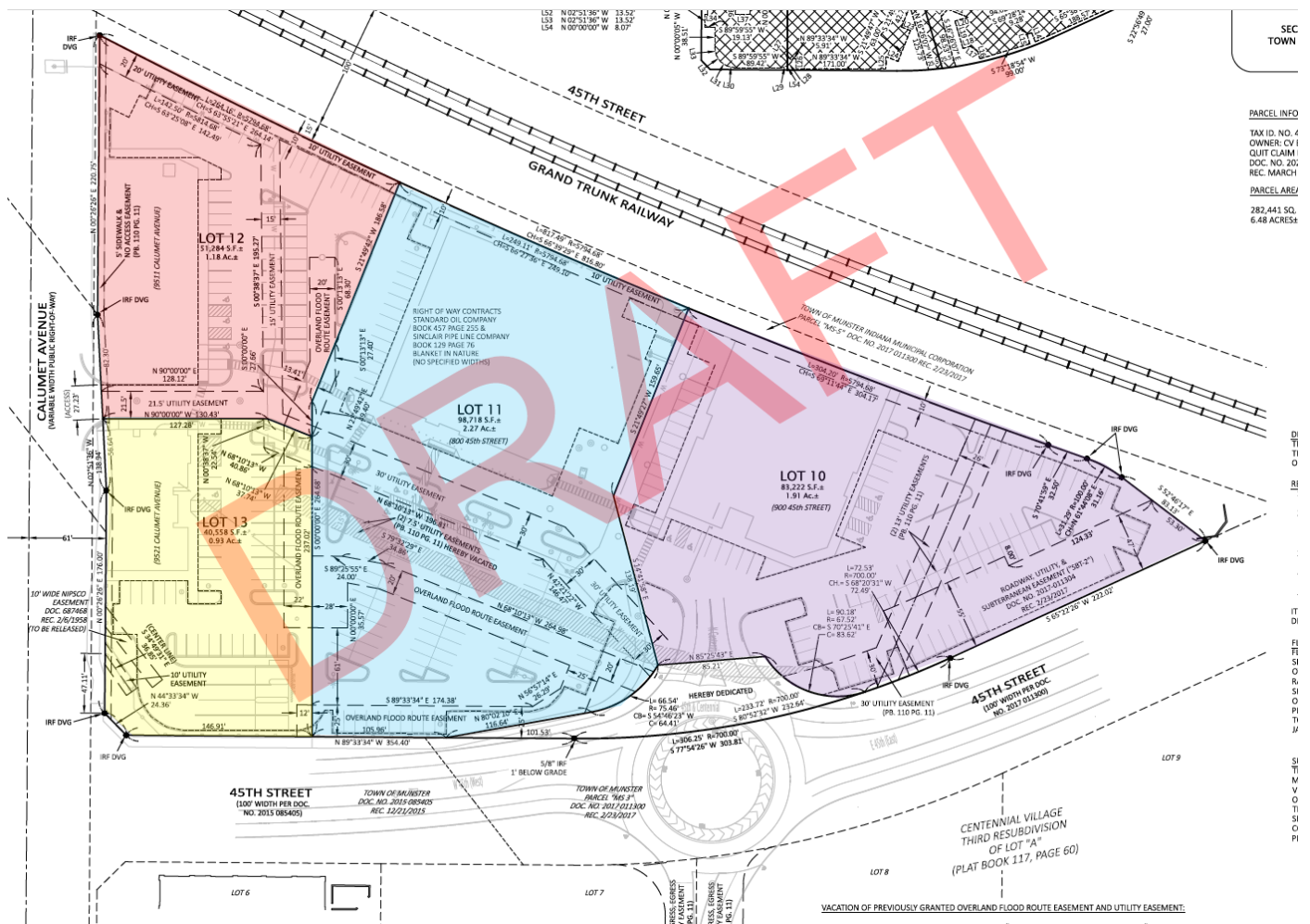


PROJECT BRIEFING

The subject property is commonly known as 9505 Calumet Avenue, Lot C in Centennial Village. The current site is approximately 6.5 acres of vacant undeveloped land zoned for mixed use development in a TIF district. Lot C was approved by the Plan Commission in March 2017 and recorded in April 2017 as CENTENNIAL VILLAGE, PB 110, PG 11, Document Number: 2017-024636.

Mr. Kimmel requests that the subject lot (LOT C) be replated and recognized by the Town of Munster as LOTS 10, 11, 12, 13 OF CENTENNIAL VILLAGE RESUBDIVISION OF LOT C. The purpose for replat/subdivision is to create 4-lots of record and propose a 24,000 SF Grocer on Lot 11, and a 4,200 financial institution on Lot 13. In addition, Mr. Kimmel presents two subdivision options for consideration by the Plan Commission. One replat option identifies a 4-way intersection with a traffic light at 45th Street and Centennial Drive. The other option proposes a roundabout at 45th Street and Centennial Drive.

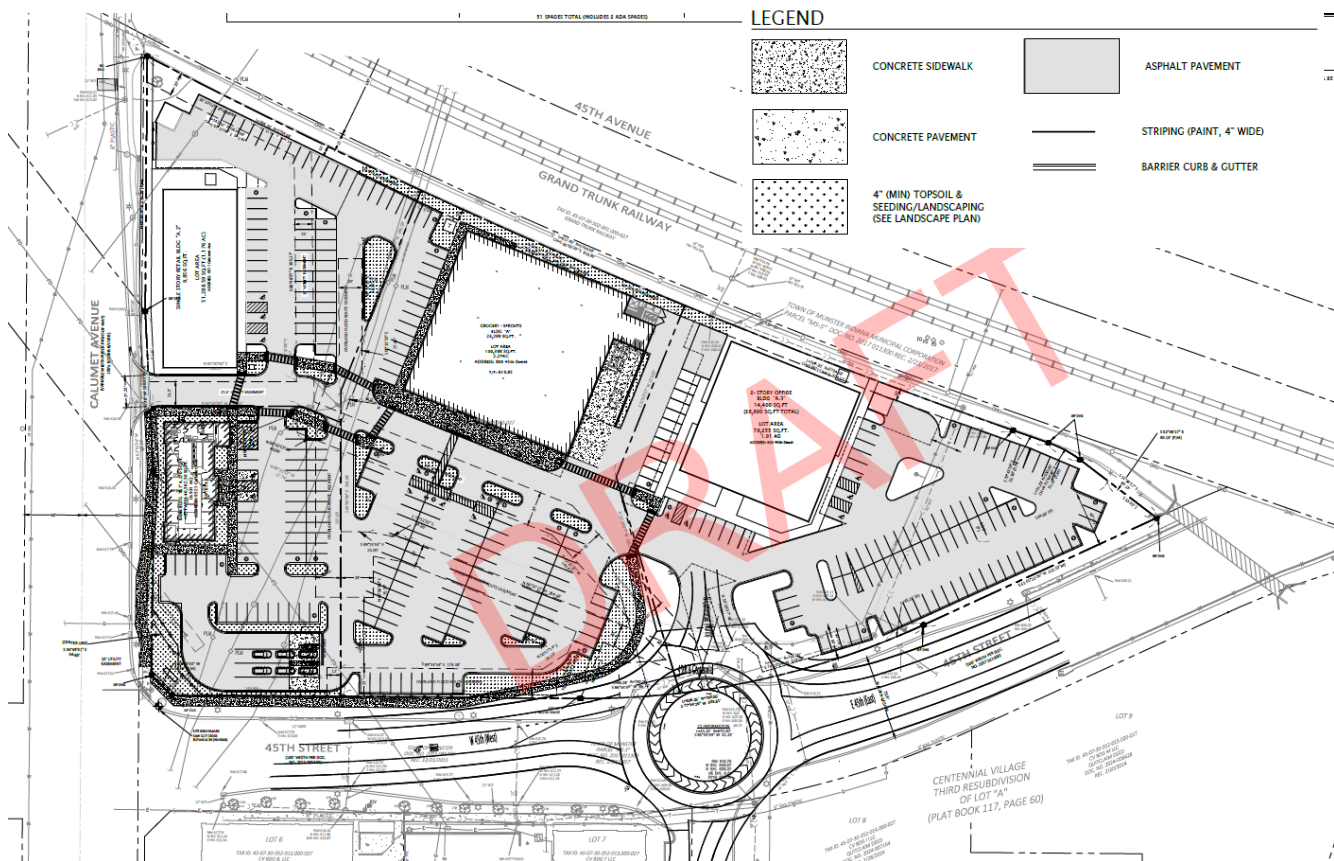
Mr. Kimmel presents this request in accordance with Section 26-233 of the Munster Subdivision Code, language reads: *"No plat or replat of a subdivision of land located within the territorial jurisdiction of the town plan commission shall be recorded until it shall have been approved by the plan commission and such approval shall have been entered in writing on the plat by the president and secretary of the commission."*



SITE DATA

SITE DATA (BUILDING A-SPROUTS)		SITE DATA (BUILDING A.1-CHASE BANK)	
• USE:	GROCERY	• USE:	BANK
• LOT AREA:	2.27AC	• LOT AREA:	0.931 AC
• BUILDING AREA:	23,299 SQ. FT.	• BUILDING AREA:	4,270 SQ. FT.
• PARKING REQUIRED:	76 SPACES (3.25 SPACES PER 1,000SF GROSS FLOOR AREA)	• PARKING REQUIRED:	14 SPACES (3.25 SPACES PER 1,000SF GROSS FLOOR AREA)
• PARKING PROVIDED:	116 SPACES (INCLUDES 5 ADA SPACES)	• PARKING PROVIDED:	9 SPACES DESIGNED TO BANK PARKING ONLY DURING BANK HOURS & 51 SPACES TOTAL (INCLUDES 2 ADA SPACES)

SITE DATA (BUILDING A.2)		SITE DATA (BUILDING A.3)	
• USE:	RETAIL	• USE:	2 OR 3 STORY OFFICE
• LOT AREA:	1.176 AC	• LOT AREA:	1.91 AC
• BUILDING AREA:	9,856 SQ. FT.	• BUILDING AREA:	28,800 SQ. FT.
• PARKING REQUIRED:	32 SPACES (3.25 SPACES PER 1,000SF GROSS FLOOR AREA)	• PARKING REQUIRED:	115 SPACES (4 SPACES PER 1,000SF GROSS FLOOR AREA)
• PARKING PROVIDED:	63 SPACES (INCLUDES 3 ADA SPACES)	• PARKING PROVIDED:	110 SPACES (INCLUDES 5 ADA SPACES)

**SITE DATA (TOTAL-ALL FOUR BUILDINGS)**

- LOT AREA (TOTAL): 6.482 AC
- PARKING REQUIRED: 234 SPACES
- PARKING PROVIDED: 331 SPACES (DURING BANK HOURS)
340 SPACES (DURING NON-BANK HOURS)

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 has properly submitted a complete application and supporting document. Staff also finds this matter complies with Sec. 26-277 of the Munster Subdivision Code. In addition, staff recommends the plan commission request that the town engineer determine a performance surety amount for the guarantee of public improvements, i.e. sidewalks, parkway improvements, and intersection 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 25-015, Preliminary Subdivision Replat for LOTS 10 - 13 of CENTENNIAL VILLAGE RESUBDIVISION OF LOT C, with a performance surety determined by the town engineer for all public infrastructure improvement, including all discussion and findings.