



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: November 18, 2025

Agenda Item: PC 25-023

Application Type: Development Plan

Hearing: Preliminary

Summary: Applicant is requesting to replat/resubdivide 11 acres known as 45th AVE ADDITION, Lot 1 into for four lots of record to be known as into 4 lots of record to be known as THE PAVILLION AT 45TH, LOTS 1-4.

Applicant: Scott Yahne, Attorney for G.H.K. Developments, Inc.

Property Address: 1830 45th Street

Current Zoning: CD-4 A (Commercial), active PUD

Adjacent Zoning: North: CD 4 A – General Commercial, active CD 4 R4 – Multifamily
South: CD-3. R2 (Single-Family Residential), active Rail Road ROW
East: CD-4 A (Commercial)
West: CD-4 A (Commercial)

Applicant Requesting: Public Hearing

Action Required: Schedule 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. Site Plan, Exhibit C
4. Landscape Plan, Exhibit D
5. Photometric, Exhibit E
6. Architecture Rendering, Exhibit F
7. Site Engineering Plans, Exhibit G
8. STMW Report, Exhibit H
9. PUD Standards, Exhibit I
10. Concept Lots, Exhibit J
11. Aerial Overlay, Exhibit K
12. Preliminary Plat, Exhibit L

SITE LOCATION

The proposed self-storage facility is south of 45th Street behind the large shopping center currently, east of Fran-Lin Parkway, north of the Canadian National Railroad,. The proposed use is to be constructed on Lot 2, of a proposed replat/subdivision on 3.3 acres.



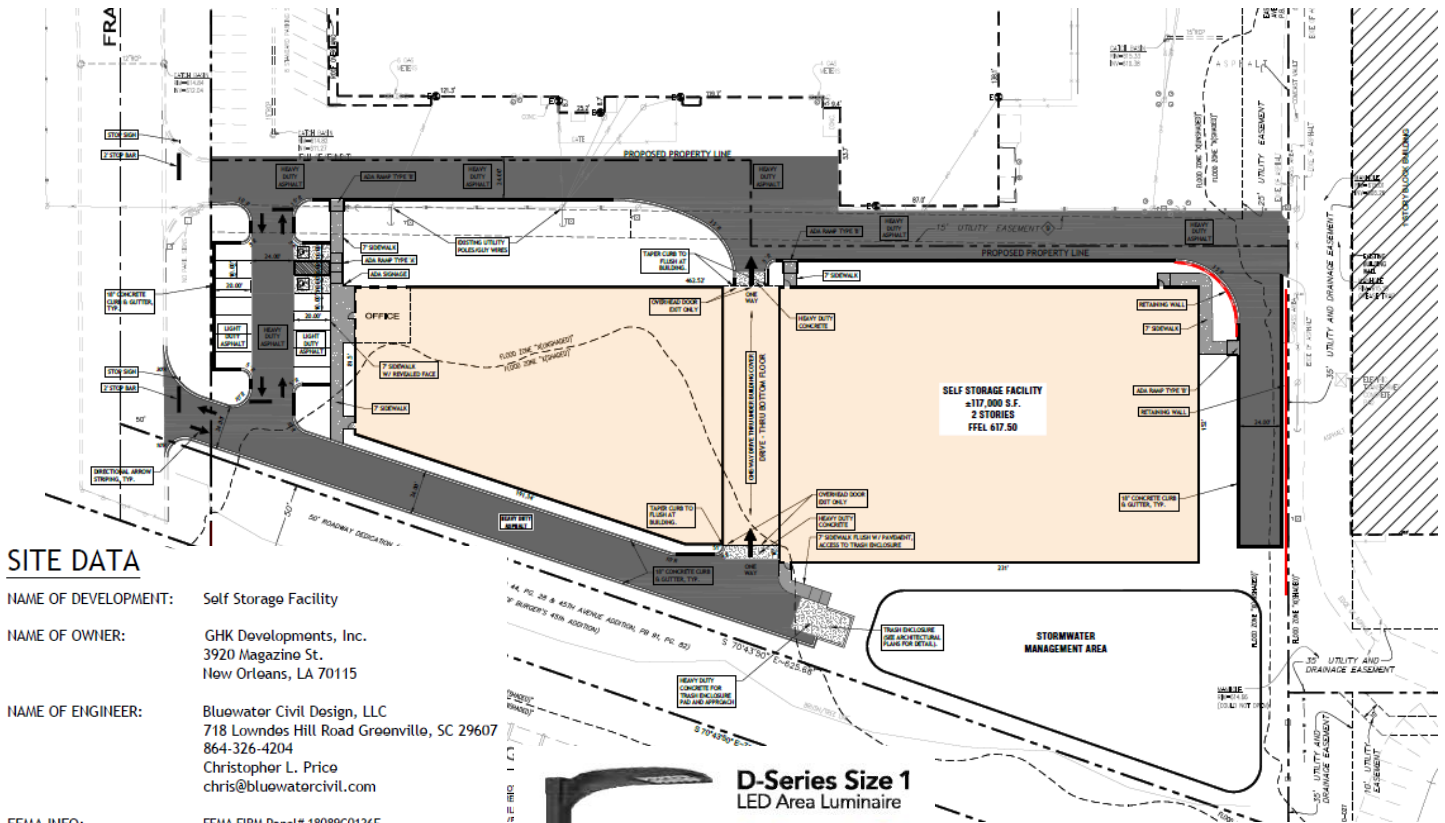
PROJECT SUMMARY

Petitioner anticipates acquiring the larger shopping center property in the first quarter of 2026. As part of the proposed redevelopment, the vacant rear portion of the site will be subdivided and improved with a modern, two-story, climate-controlled self-storage facility totaling approximately 117,000 square feet of gross floor area. The facility will be fully self-contained and will feature interior loading and unloading through an enclosed drive-thru tunnel.

Upon completion of the new storage facility (projected for the second quarter of 2027), the existing Hi-Tec self-storage operation and its tenants will be relocated from the retail shopping center into the new building. The vacated Hi-Tec space within the shopping center will then be restored for retail and service use and re-tenanted at the earliest opportunity. In addition, a small outparcel will be created at the northwest corner of the shopping center's parking lot; the future use and tenant for this pad site have not yet been determined. Landscaping enhancements throughout the shopping center are also planned.

In support of this overall development program, Petitioner seeks an amendment to the underlying PUD to incorporate the submitted Plat of Subdivision and further substantiates the request through the proposed Design Standards.



Proposed SITE PLAN and SITE DATA and LIGHTING SPECS:**SITE DATA**

NAME OF DEVELOPMENT: Self Storage Facility

NAME OF OWNER: GHK Developments, Inc.
3920 Magazine St.
New Orleans, LA 70115NAME OF ENGINEER: Bluewater Civil Design, LLC
718 Lowndes Hill Road Greenville, SC 29607
864-326-4204
Christopher L. Price
chris@bluewatercivil.comFEMA INFO: FEMA FIRM Panel# 18089C0136F
Zone: X
Effective Date: 3/16/2016ADDRESS: 45th Ave
Munster, IN 46321

TMS: 45-07-32-126-001.000-027

ZONING: Existing PUD to be amended

EXISTING LAND USE: Vacant

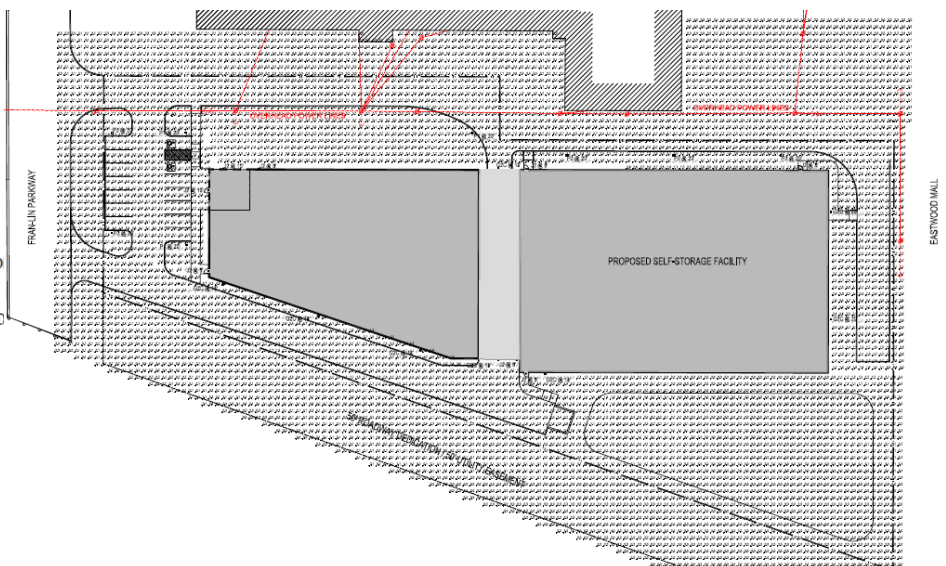
TOTAL AREA: 11.35 AC
PROJECT AREA: ±3.3 AC
EXISTING IMPERVIOUS AREA: ±0.65 AC
PROPOSED IMPERVIOUS AREA: ±2.58 AC
EXISTING PARKING & PAVEMENT: ±0.65 AC
PROPOSED PARKING & PAVEMENT: ±2.58 AC
DISTURBED AREA: ±3.7 ACPROPOSED BUILDING: 117,000 SF (2-story building)
62,638 SF Footprint

BUILDING SETBACKS: Per existing PUD

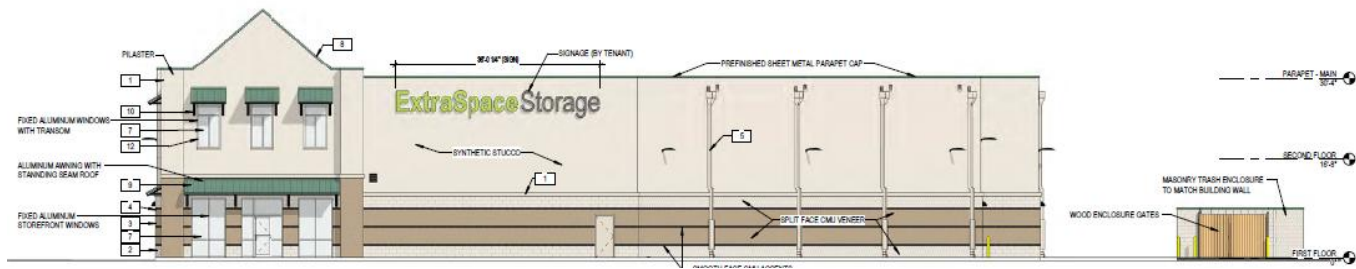
PROPOSED PARKING: 20 (2 ADA) - INCL 6 PARKING SPACES INSIDE BUILDING. THIS PARKING TOTAL IS ADEQUATE TO CONDUCT BUSINESS OPERATIONS PER INTERNAL PARKING STUD

LOT COVERAGE REQUIRED: 70% MAX
LOT COVERAGE PROVIDED: 44%

Specifications	
SPW:	0.69 PF (8.65 w)
Length:	32.71" (831 mm)
Width:	14.26" (363 mm)



Proposed Architecture/Building Material and Landscape:



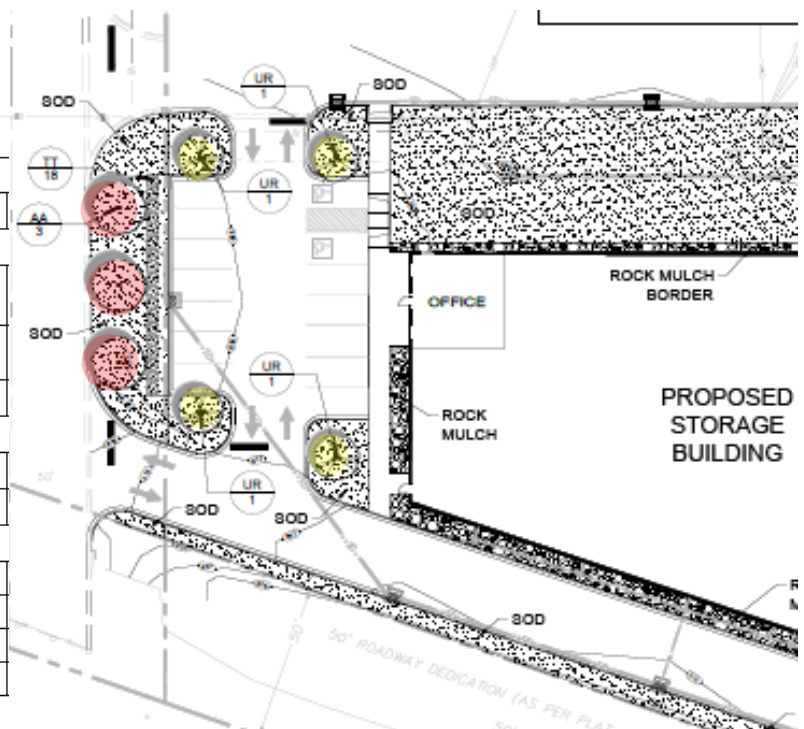
EXTERIOR FINISHES SCHEDULE			
1	SYNTHETIC STUCCO (E.I.F.S.) BASE COLOR	SAND FINISH	SHERWIN WILLIAMS SW 6105 "DIVINE WHITE"
2	DECORATIVE SPLIT FACED CMU - PAINTED	RUNNING BOND 4" VENEER	SHERWIN WILLIAMS SW 6105 "DIVINE WHITE"
3	DECORATIVE SPLIT FACED CMU - PAINTED	RUNNING BOND 4" VENEER	SHERWIN WILLIAMS SW 6108 "LATTE"
4	DECORATIVE SMOOTH FACE CMU - PAINTED	RUNNING BOND 4" VENEER; HALF COURSE	SHERWIN WILLIAMS SW 7069 "IRON ORE"
5	SCUPPERS, DOWNSPOUTS, LOUVERS AND MISC METALS	PREFINISHED KYNAR COATED METAL	TO MATCH SHERWIN WILLIAMS SW 6105 "DIVINE WHITE"
6	INSULATED OVERHEAD COILING DOOR	HIGH SPEED	SHERWIN WILLIAMS SW 7069 "IRON ORE"
7	GLAZING		CLEAR, INSULATED
8	COPINGS AND AWNING FLASHING		BERRIDGE "HEMLOCK GREEN"
9	PREFINISHED ALUMINUM AWNING	STANDING SEAM ROOF	BERRIDGE "HEMLOCK GREEN"
10	PREFINISHED AWNING BRACKETS		TO MATCH SHERWIN WILLIAMS SW 7069 "IRON ORE"
11	WALL MOUNTED LIGHT FIXTURES		MANUFACTURERS' "BLACK" OR APPROVED EQUAL
12	STOREFRONT AND WINDOW SYSTEMS		CLEAR ANODIZED ALUMINUM OR APPROVED EQUAL



Front Landscaping proposed in the parking lot, entrance from Fran-lin

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AA	3	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple
	UR	4	Ulmus x 'Regal' / Regal Elm
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	TT	18	Taxus x media 'Tauntonii' / Tauntonii's Anglo-Japanese Yew
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	ROCK	3,814 sf	Mulch Area / Gravel Mulch
	MULCH	503 sf	Mulch Area / Hardwood Mulch
	SEED	16,891 sf	Poa pratensis / Kentucky Bluegrass
	SOD	45,194 sf	Poa pratensis / Kentucky Bluegrass



APPLICABLE CODE:

In reviewing, recommending, and taking action on a Development Plan/Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
 - i. The proposed Development shall not pose an undue burden on police or fire services.
 - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.

- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804. G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
 - ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
 - iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
 - iv. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
 - v. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

SECTION 26-6.804. G. 5. Applicability; Types of Site Plans. (MZC pg. 382)

a. In all Zoning Districts other than Districts CD-3, CD-3.R1, CD-3.R2, and CD-3.R3, Site Plan approval from either the Plan Commission or the Zoning Administrator, as applicable under paragraph i or ii below, must be obtained:

- i. from the Plan Commission prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, Substantially Modified, or occur:
 - I. a Structure other than a Single-Family Detached Dwelling or Two-Family Detached Dwelling;
 - II. a Parking Area or Parking Lot;
 - V. any Use of vacant land;
 - VIII. a change in Use that will affect the characteristics or impact to the site or the Town with respect to traffic, access, drainage, utilities, or Town services, as determined by the Planning Director;

- IX. Facade improvements for which a Building Permit is required and which affect greater than fifty percent (50%) of any street-facing Facade, excluding Ordinary Maintenance and Repair;
- ii. from the Zoning Administrator prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, modified, or occur:
 - I. any change of Use of any part of an existing Building other than a change of Use described in Section 26-6.804.G.5.a.i.; or
 - II. any Alteration or modification to a parcel of land, such as changes to parking layout, Driveways, landscaped areas, Screening, Wall, or fences, or public walkways other than those described in Sections 26-6.804.G.5.a.i.; or
 - III. any modification to a Building or other Structure other than Ordinary Maintenance or Repair or a Substantial Modification.

STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the applicant has properly submitted a complete application with all required supporting documents. Staff recommends that the applicant ensure compliance with Section 26-6.804.L.9.k.xii regarding Public Notice requirements and review Section 26-6.804.L.9.k.xiii.I–XII governing the Public Hearing procedures under the Town of Munster Character-Based Zoning Code. Finally, staff recommends a stormwater review letter be provided from the Town Engineer

MOTION

Plan Commission may consider the following motion:

Motion to schedule PC 25-023, a proposed Development Plan for a Self-Storage Facility at The Pavilion at 45th, for Public Hearing on December 9, 2025, including all discussion and findings.