



**ADDENDUM  
PLAN COMMISSION STAFF REPORT  
PC 25-021**

**To:** Members of the Plan Commission

**From:** Sergio Mendoza, Planning Director

**Meeting Date:** February 10, 2026

**Agenda Item:** PC 25-021: SUBDIVISION , The Pavilion on 45th

**Subject:** Addendum to January 13, 2026 Plan Commission Staff Report

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**PURPOSE**

This memorandum is an addendum to the January 13, 2026 staff report regarding a proposed 4-Lot Subdivision at The Pavilion on 45<sup>th</sup>. This addendum offers two updates from the Town engineer, since the January 13, 2026 Plan Comision (PC) meeting, now for consideration at the February 10, 2026, PC meeting.

**UPDATE**

The first engineering recommendation is a cost estimate for public improvements of \$65,000. The Town engineers have identified the installation of missing and required sidewalk along the Fran-Lin Parkway and 45<sup>th</sup> Avenue frontages of the development. An attached aerial image identifies the two location of missing sidewalks. The engineer notes that the adjacent sidewalks along 45<sup>th</sup> were approximately 5-feet wide and the public improvement estimate is calculated on this dimension and includes:

1. 5' wide sidewalk (5" concrete over 4" aggregate)
2. Curb ramps with ADA detectable warning fields
3. Curb and gutter removal and replacement at driveways
4. Limited turf restoration

Pursuant to the Subdivision Control Ordinance, SECTION 26-293. COMPLETION OF IMPROVEMENTS; GUARANTEE OF IMPROVEMENTS. The applicant or agent may install and shall coordinate the inspections for the public infrastructure prior to Final Plat Approval, followed by a 2-year maintenance surety at 15% of the improvement cost. The applicant or agent may also supply a performance surety for the guarantee of public improvements prior to Final Plat Approval.

The second engineering recommendation is in the form of a stormwater detention system correspondence letter, dated January 22, 2026, from Jason Henderson, P.E., of Bluewater Civil Design, LLC. The attached letter is for for the self-storage facility proposed on Lot 4. It addresses six stormwater-related concerns around the placement of rigid insulation at storm sewer and water main crossings, revisions to the outlet structure design to comply with Munster Storm Water Technical Standards, the addition of an emergency spillway to the pond and, the stormwater basin design was updated to include 10% additional capacity for

sediment accumulation, as required by Chapter 6.K of the Munster Storm Water Technical Standards. All corrections and commitments were made to the stormwater management report, including updating the allowable release rate and revising storm piping calculations to model a 25-year storm event. These updates ensure compliance with local regulations and improve the functionality of the stormwater system. Maintenance notes were added to facilitate routine upkeep of the outlet structure and prevent debris buildup.

One final obligation noted by the engineer is to submit to the building water service configurations, including potable, irrigation, and fire suppression systems, to the Public Works and Fire Departments for their review and approval.

#### **STAFF FINDINGS AND RECOMMENDATION**

Staff finds that the proposed 4-lot subdivision complies with the applicable standards of the Subdivision Control Ordinance and based on this determination, Preliminary Subdivision Approval of the plat is warranted. Staff further finds that no waivers are required or recommended as part of this approval and all subdivision codes remain applicable with conditions as identified by the Town Engineers.

Staff has also confirmed compliance with the applicant and agent regarding compliance with the parking standards of Section 26-6. 405. O, as required prior to subdivision approval for both the newly created lot(s) and any remaining lot(s), per the Munster Character Based Zoning Code and the proposed THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT. Finally, also per the Munster Character Based Zoning Code, staff finds that there is no need to combine lots under the same ownership. The project interest indicates separate lots of records are required for the issuance of a building permit and the need for lot consolidation does not apply in this instance.

Staff requests that these findings supplement and refine the analysis contained in the original staff report and should be considered part of the full record, while all other findings, analysis, and recommendations in the original staff report remain unchanged unless otherwise noted.

The Plan Commission may consider the following motion:

*Motion to APPROVE PC 25-021, a proposed SUBDIVISION: THE PAVILION ON 45TH, LOTS 1-4 including all findings and discussions, subject to the following conditions:*

- 1. All public improvements shall be installed per Section 26-293. of the Subdivision Control Ordinance in accordance with Town Engineer review and Public Works inspection.*
- 2. That all building water service configurations, including potable, irrigation, and fire suppression systems be submitted for review and accepted by approval letters from the Town Munster Public Works and Fire Departments.*

#### **ATTACHMENTS:**

- Preliminary Subdivision Plat, 4-Lot (1 page)
- Public Improvement Engineering Image (1 page)



Lot 1, 45th Avenue Addition, a Planned Unit Development to the Town of Munster, Lake County, Indiana, as per plat thereof in Plat Book 91, page 82, in the Office of the Recorder of Lake County, Indiana.

An easement is hereby granted to the Town of Munster, Indiana, SC&T, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and jointly, to install, maintain, repair, replace, upgrade, move, relocate, alter, construct, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary brigs, guys, anchors and other appliances, in, upon, along and over the strip or strips of land shown on the attached plat, for the purpose of installing, maintaining, repairing, replacing, upgrading, moving, relocating, altering, constructing, operating, repairing, replacing and maintaining electric, gas, water, sewer, telephone and television service, including aerial work as to streets where necessary upon the said easement wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all purposes, including but not limited to the use of the easement for the laying or tapping that interfere with any such utility equipment. Any fences, trees, black topings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of the easement for the purposes of the utility companies. Any elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regrading at the expense of the owner of the designated utility easements also hereby dedicated as drainage easements.

All streets shown hereon, marked as "Public Street and Right of Way" and to the extent that they are not dedicated are hereby and heretofore dedicated to the Town of Munster and to the public in general.

STATE OF INDIANA )  
COUNTY OF LAKE ) \$

I, the undersigned, 45th Street Properties, LLC, owner of the real estate shown and described herein, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as the Pavilion on 45th, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

45th Street Properties, LLC.

Partner, 45th Street Properties, LLC.

STATE OF INDIANA )  
COUNTY OF LAKE ) \$

Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared \_\_\_\_\_, Partner with 45th Street Properties LLC and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_ Notary Public



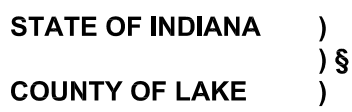
THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089Q0136F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) AVERAGE DEPT. 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AREAS DEPT. LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AREAS DEPT. FROM 1 TO 2 FEET FROM 1% ANNUAL CHANCE FLOOD. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE CHANGES DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

I, John Stuart Allen, hereby certify that I am a Professional Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this document in accordance with a survey of the land performed by John Stuart Allen, L.S., # 29900011 dated August 5, 2025 and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers are shown on said survey actually exist, and that their locations, size, type and description are accurately shown on said survey.

Witness my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

TORRENGA SURVEYING LLC

John Stuart Allen - Professional Land Surveyor No. LS 29900011



Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

Chairman:

ATTEST: \_\_\_\_\_  
Executive Secretary:

CLIENT:  
G.H.K. Developments, Inc.

DATE: DECEMBER 30, 2025

JOB NO: 2025-0424  
DRAWN: JSA/AJF

SCALE: 1" = 40'

THE PAVILION ON 45TH  
A PLANNED UNIT DEVELOPMENT  
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA  
1800-1866 45TH AVENUE & 9721-9745 FRAN-LIN PARKWAY  
MUNSTER, LAKE COUNTY, INDIANA

**TORRENGA SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321

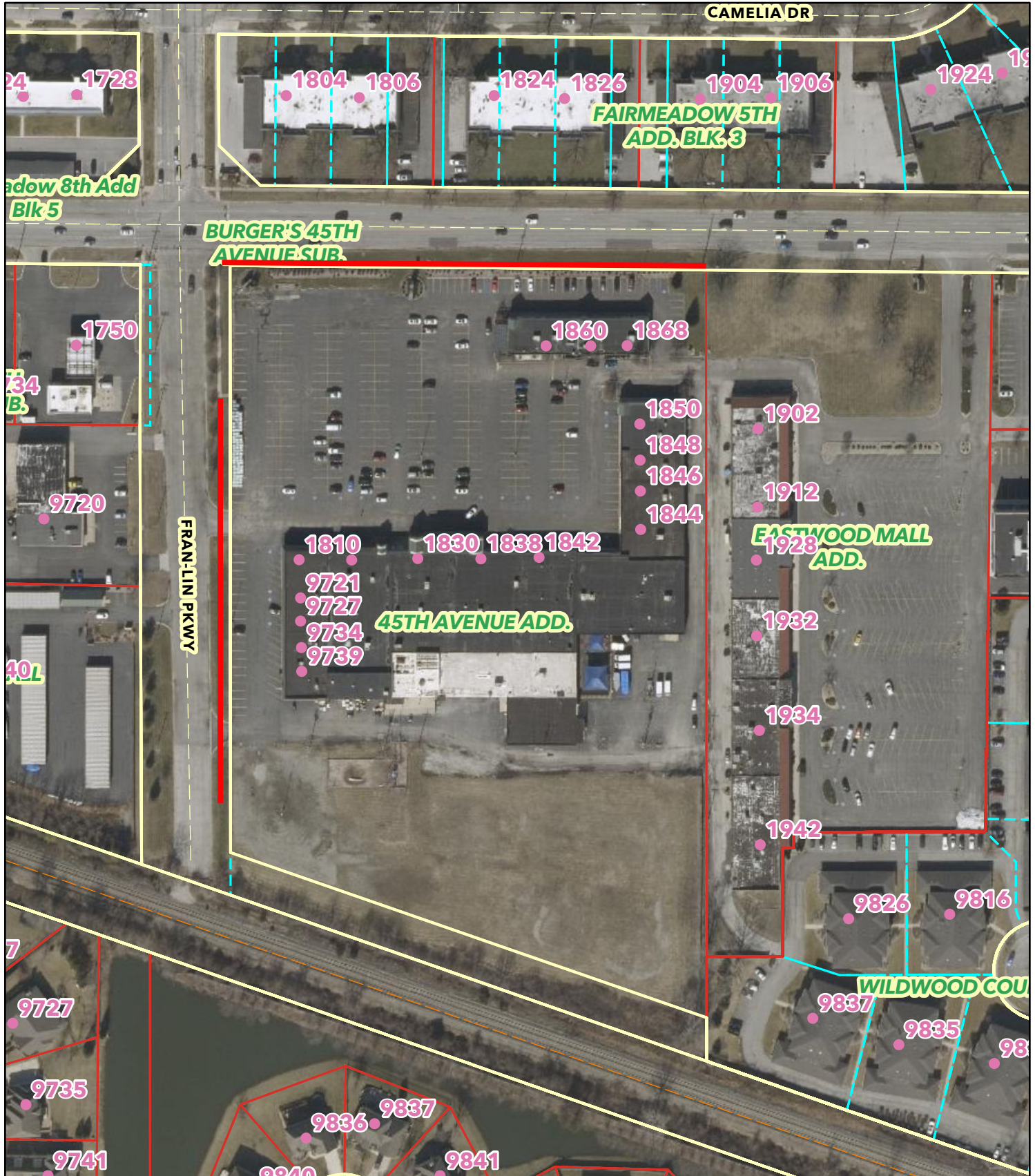
TEL. No.: (219) 836-8918

WEBSITE: [WWW.TORRENGA.COM](http://WWW.TORRENGA.COM)





# Lake County Surveyor's Office Web Map



1/13/2026, 4:36:41 PM



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable