



**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

PURPOSE

This memorandum is an addendum to the January 13, 2026 staff report regarding a proposed 4-Lot Subdivision at The Pavilion on 45th. 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 45th Avenue frontages of the development. An attached aerial image identifies the two location of missing sidewalks. The engineer notes that the adjacent sidewalks along 45th 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 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.

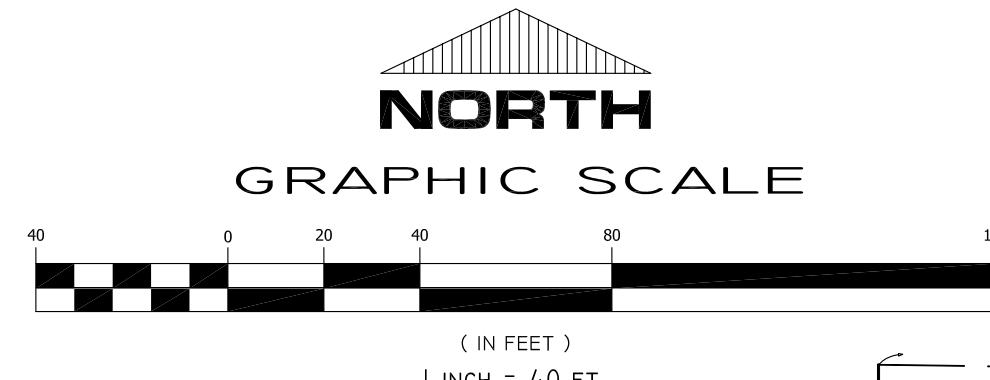
The Plan Commission may consider the following motion:

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)



THE PAVILION ON 45TH
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA
FINAL PLAT

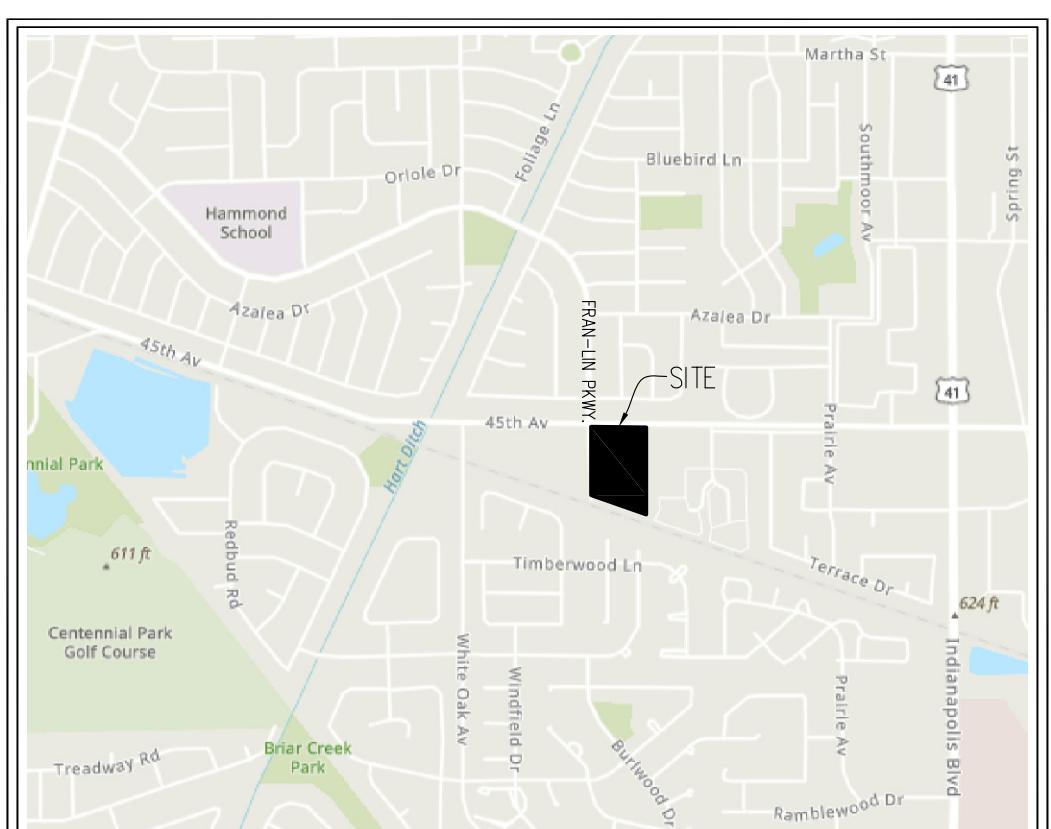
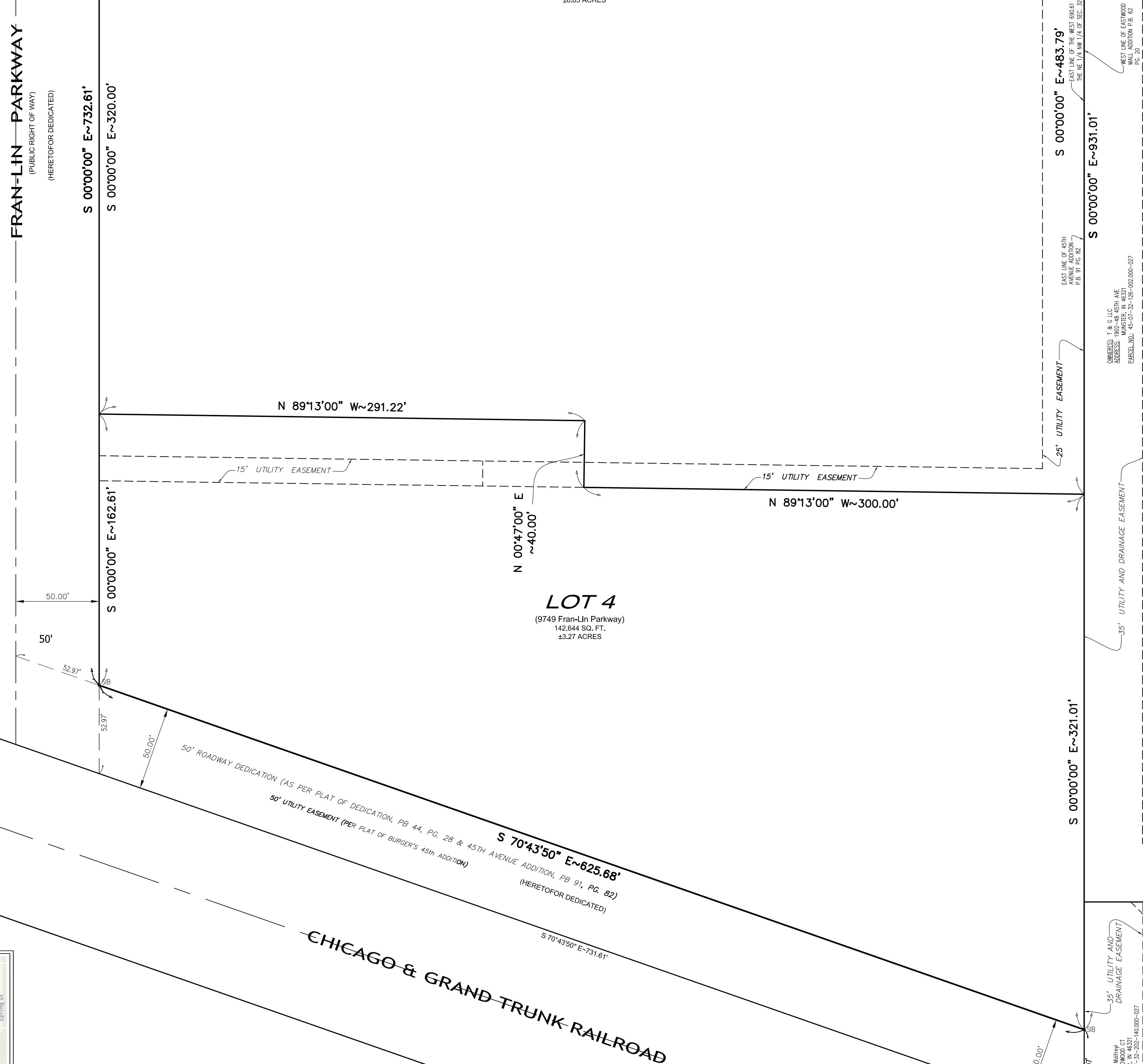
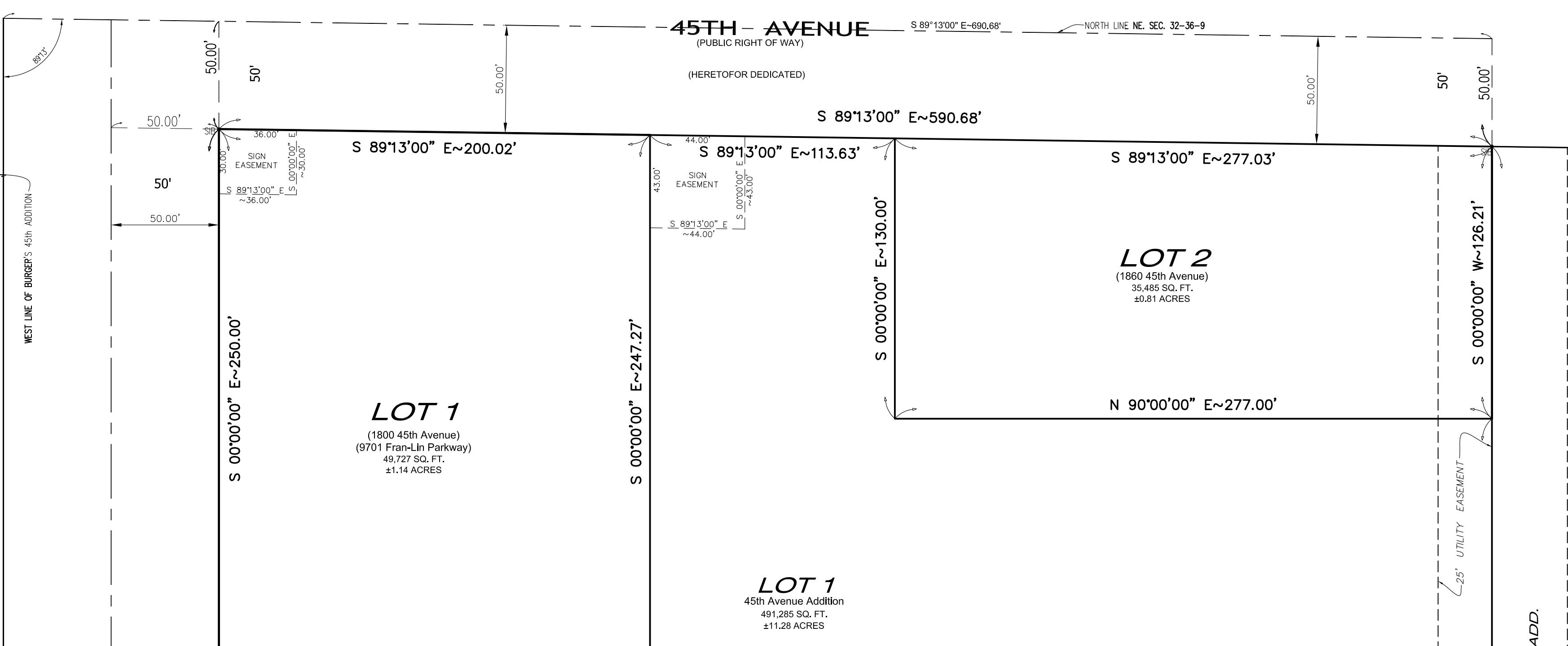
LEGAL DESCRIPTION:
Lot 1, 45th Avenue Addition, a Planned Unit Development to the
Town of Munster, Lake County, Indiana, as per plat thereof in Plat
Book 91, page 82, in the Office of the Recorder of Lake County,
Indiana.

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UTILITY EASEMENTS:
An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black toppings, 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 said easements or drainage of other lots. Changes of yard 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 owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

PUBLIC STREETS:
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.

OWNERS CERTIFICATE



VICINITY MAP

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) 18089C0136F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

STATE OF INDIANA)

) §
COUNTY OF LAKE)
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____

TORRENZA SURVEYING LLC.

A circular registration stamp with a decorative outer border. The text inside is arranged in three concentric arcs: the top arc reads "STUART ALLEN", the middle arc reads "REGISTERED", and the bottom arc reads "SURVEYOR". The center of the stamp contains the text "No." above the registration number "LS29900011", and below that, "STATE OF" above "INDIANA".

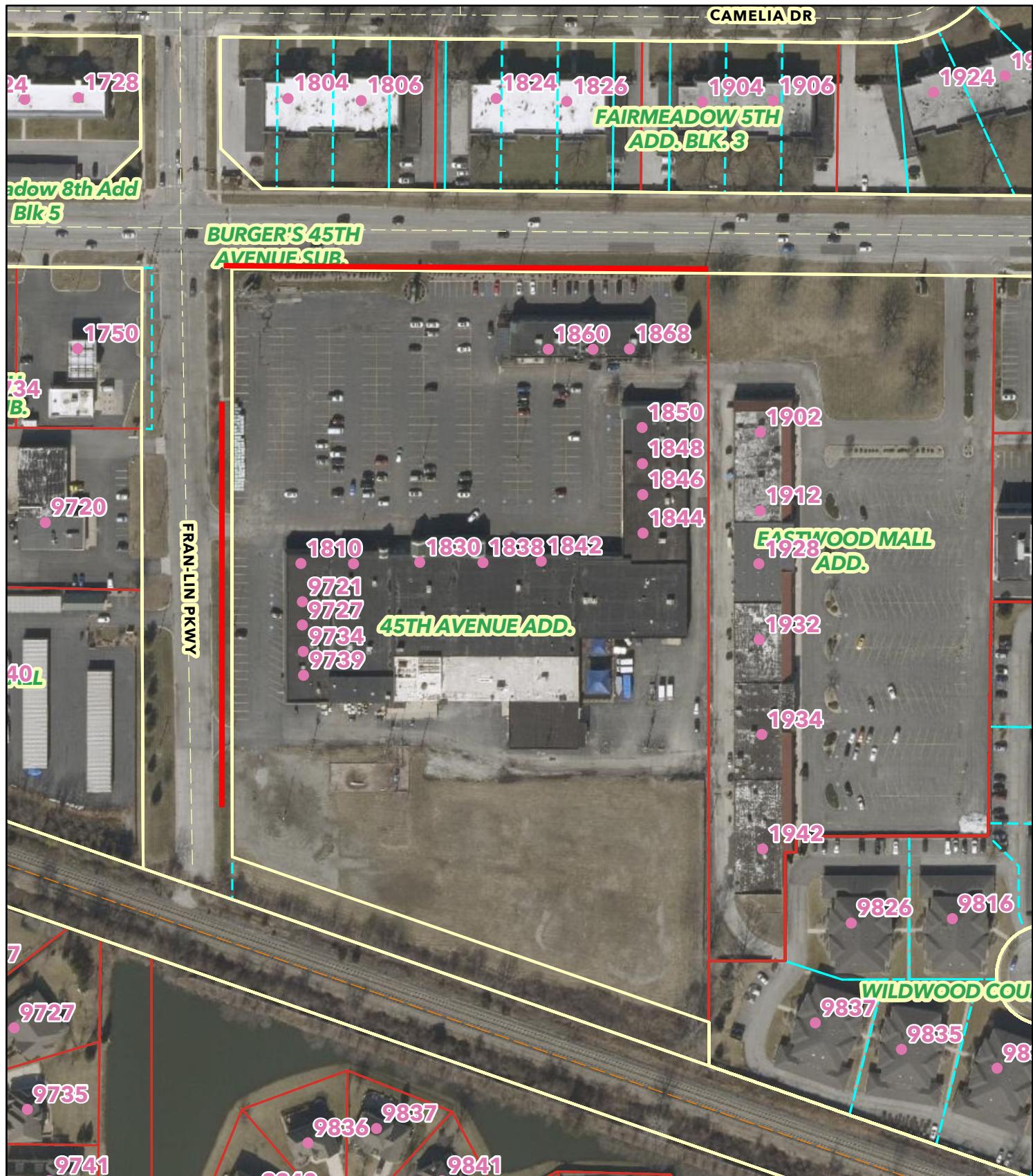
TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD MUNSTER INDIANA 46321



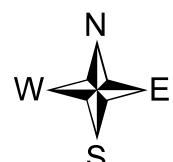
— — OF SHEET	CLIENT: G.H.K. Developments, Inc.	DATE: DECEMBER 30, 2025
	JOB NO: 2025-0424 DRAWN: JSA/AJF	SCALE: 1" = 40'



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.