

MUNSTER PLAN COMMISSION
MINUTES OF BUSINESS MEETING
Meeting Date: January 12, 2021

Call to Order: 7:30 PM

The announced meeting location was Munster Town Hall. In accordance with the Governor's Executive Orders 20-09 and subsequent orders related to the COVID-19 pandemic placing restrictions on the number of people allowed to gather in one location, some members attended the meeting remotely via Zoom, a video conferencing application.

Pledge of Allegiance

Members in Attendance:

Stuart Friedman (via Zoom)
Chuck Gardiner
Lee Ann Mellon – *proxy for Andy Koultourides*
Brian Specht
Roland Raffin – Acting Chair (via Zoom)
Steve Tulowitzki (via Zoom)

Members Absent:

William Baker

Staff Present:

Tom Vander Woude, Planning Director
David Wickland, Attorney (via zoom)

Approval of Minutes:

a. December 8, 2020 Regular Meeting Minutes

Motion: Mr. Friedman moved to approve.

Second: Mr. Gardiner.

Resolved: Approved viva voce.

Preliminary Hearings:

a. None.

Public Hearings:

a. PC20-008 BCORE Corridor Chicago LLC represented by Kimley-Horn requesting approval of a development plan to expand the driveway, alter a parking lot, and install landscaping and screening at the GE Appliance Distribution Center at 475 Superior Avenue.

Mr. Vander Woude stated that the applicant is requesting variances and development plan approval to widen the driveway. The applicant requested that the BZA table their petition for a third time. He said the applicant appeared at a public hearing before the Plan Commission and was tabled because the approval of their development plan is contingent upon the receipt of the variances.

Acting Chairman Roland Raffin said that he'd like to keep the public hearing open to allow for additional public comment.

Motion: Mr. Gardiner moved to table PC docket 20-008.

Second: Mr. Tulowitzki.

Discussion: None.

Resolved: Yes: 6. No: 0. Abstain: 0.

b. PC 20-009 Guy Costanza/GM Contracting requesting approval of a development plan for a commercial development at 407-411 Ridge Road.

Mr. Raffin said that the applicant was missing a few items and were requesting that the project be tabled. Mr. Vander Woude presented his staff report. He said the subject property is located at 407-411 Ridge Road. He said the applicant is seeking to construct a 2500 square foot building; to build a building the two lots need to be platted and consolidated. Mr. Vander Woude confirmed that the project will require both approval of a development plan and approval of a one-lot subdivision. He confirmed that the application was not complete. He said that he has provided a table comparing the code standards with the project and has found that it is not compliant as presented. He said that he has spoken with both the project engineer and attorney John Reed and they stated that they are seeking a continuance. Mr. Reed said that he had met with the engineer, architect, and developer and confirmed that there are certain materials that had not been submitted. He asked for the development plan to be tabled so they can submit everything in a timely fashion, but they would like to go forward with the one-lot subdivision contingent upon the development plan approval.

Mr. Raffin opened the public hearing. No remonstrant came forward. Mr. Raffin closed the public hearing.

Motion: Mr. Gardiner moved to table the petition.

Second: Mr. Friedman.

Discussion: Mr. Raffin asked whether the petitioner met the public notice requirements. Mr. Vander Woude confirmed that they had.

Resolved: Aye: 6. Nay: 0. Abstain: 0.

c. PC Docket No. 20-011 SUBDIVISION – PRELIMINARY PLAT Guy Costanza/GM Contracting requesting approval of a preliminary plat for a one lot commercial subdivision at 407-411 Ridge Road.

Mr. Vander Woude said that the petition is for a one lot subdivision and it is related to the development plan. He said that the plat submitted is compliant with code standards. He said that he doesn't anticipate that any changes to the development plan would impact the preliminary plat and recommends that the Plan Commission approve the preliminary plat contingent upon the final approval of the development plan. He said any minor changes could be made to the final plat. Mr. Reed stated that he agreed with the staff recommendation.

Mr. Raffin asked whether the petitioner met the public notice requirements. Mr. Vander Woude confirmed that they had.

Mr. Raffin opened the public hearing. No remonstrant came forward. Mr. Raffin closed the public hearing.

Motion: Mr. Tulowitzki moved approve PC Docket No. 20-011 granting approval of a preliminary plat for a one lot commercial subdivision at 407-411 Ridge Road, contingent upon the Plan Commission approval of a Development Plan for the same property.

Second: Mr. Gardiner.

Discussion: None.

Resolved: Yes: 6. No: 0. Abstain: 0.

Findings of Fact:

- a. None.

Other Business/Additional Items for Discussion

- a. **PC 21-001 Maple Leaf Crossing LLC requesting final plat approval for Maple Leaf Crossing subdivision, a Planned Unit Development located 9450 Calumet Avenue.**

Mr. Vander Woude presented his staff report. He said that the preliminary plat was approved in May 2020 with some contingencies; in July 2020, the Plan Commission and the Town Council approved the Development Plan. He said that a final plat requires two things: substantial conformity with the preliminary plat and either the completion of public improvements or a financial surety provided to the Town for completion. He said the final plat is essentially the same. He said that the public improvements have not been completed, but the Developer and the Town Council have executed an amendment to their development agreement which provides for the Town to cover the public improvements through future incentive payments if necessary. Mr. Vander Woude said that since both requirements have been met, he recommends approval of the final plat. Mr. Tulowitzki asked whether the plat could be changed if the final plat is approved and the public improvements completed and there were changes required. Mr. Vander Woude said that if for some reason there was a need to change the road or any of the lots, the plat could be amended through the same process that they are following now. Mr. Gardiner asked whether the plat was for all phases of the development. Mr. Vander Woude said that the plat includes the public road dedication, the 7 development lots and the two common lots, and all easements. Mr. Vander Woude said that it's a legal document that is recorded with the county that brings the lots into existence for taxation and other purposes. He said that the design and layout of a subdivision is approved at the preliminary plat stage and the final plat approval is a ministerial decision. Mr. Raffin asked whether the easement for the retaining wall is subject to the construction of a Calumet Avenue underpass. Mr. Vander Woude said that easement is for the tiebacks for a retaining wall and there is another no-access easement which permits the Town to close the two southern curb cuts, which would be required if the Calumet Avenue underpass was constructed. He noted that the deadline for the construction of the road is July 2022.

Mr. David Beach of Maple Leaf Crossing LLC said that they have the road design in place and they met with Town staff. They are ready to put the road out to bid. He said that they intend to put the road in, because it's the main access and if they don't put it in, they won't be able to access the property. Mr. Tulowitzki asked when the road would be started. Mr. Beach said they expect to have it completed by July 2022 and hope to start it this summer. He said that construction of the storm sewer under the road is underway and they are demoing the asphalt on the site. Mr. Beach said that they can't give an estimate of when they will have the roadway completed because they have not put it out for bid yet. Mr. Raffin asked when they intend to break ground on the first building. Mr. Beach said he hopes to submit plans to the Town within 60 days. Mr. Specht said that he would like the road to be constructed

as soon as possible. Mr. Jay Lieser said the site work is ongoing and they hope to be complete by April. He said they are drawing the professional office building and they hope to begin work in spring or early summer; at the same time Hyatt is designing their building. He said the road is probably the last thing they'll put in. They'll wait so the construction traffic doesn't beat up the road and they'll wait to install the final surface course of the asphalt at the same time as the parking lots. Mr. Gardiner asked for the timeline of the traffic study. Mr. Lieser said they will complete the study this spring and summer. Mr. Gardiner asked if there will be a signal installed at the time of the opening of the road. Mr. Lieser said that it would.

Motion: Mr. Gardiner moved to approve PC 21-001, granting final plat approval for the Maple Leaf Crossing subdivision, a Planned Unit Development located 9450 Calumet Avenue.

Second: Mr. Specht.

Discussion: None.

Resolved: Aye: 6. Nay: 0. Abstain: 0.

b. Election of Officers

Motion: Mr. Specht moved to reelect Mr. William Baker to the office of President and Mr. Roland Raffin to the office of Vice-President.

Second: Mr. Friedman.

Discussion: None.

Resolved: Aye: 6. Nay: 0. Abstain: 0.

Next Meeting: Mr. Raffin announced that the next regular business meeting will be February 9, 2021 at 7:30 p.m.

Adjournment:

Motion: Mr. Friedman moved to adjourn the meeting.

Second: Ms. Mellon.

Resolved: Motion carries viva voce.

Meeting adjourned at 8:07 p.m.

President Bill Baker
Plan Commission

Date of Approval

Executive Secretary Thomas Vander Woude
Plan Commission

Date of Approval