



To: Dustin Anderson, Town Manager

From: Tom Vander Woude, Planning Director

Date: August 12, 2021

Re: Approval of a conditional use permit for a car wash a CD-4.A district to allow Good Oil to reuse an existing accessory structure as a car wash at the Marathon gas station at 9451 Calumet Avenue. (BZA Docket No. 21-004)

The purpose of this memo is to request Town Council approval of a conditional use permit for a car wash in a CD-4.A district to allow Good Oil to reuse an existing accessory structure as a car wash at the Marathon gas station at 9451 Calumet Avenue.



Figure 1: Subject property with proposed car wash outlined in red.

Background

Good Oil Company Inc. is the owner of the property located at 9451 Calumet Avenue. The site contains two buildings: a Marathon gas station and convenience store with an attached automobile service center

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and a 965 square foot accessory building that was formerly used as a car wash, but most recently as an alignment bay for the automobile service center. The gas station and convenience store are operational; the service center and accessory building have not been in use for more than a year.

The applicant is proposing to remove the vehicle lifts and other equipment from the accessory building and to reuse it as a car wash.

The subject property received variances in 2013 from the parking lot fencing requirements, landscape irrigation requirements, and internal landscaping requirements of the Munster Zoning Ordinance. An additional variance from the minimum setback requirements for an accessory building was granted by the BZA on July 13, 2021.

The BZA held a public hearing on this application on July 13, 2021. Representatives of Good Oil appeared to present their evidence. There were no remonstrances. After hearing their presentation, the BZA voted 5 to 0 to forward a favorable recommendation for approval with conditions to the Town Council.

The Town Council must now take final action to approve or deny the conditional use permit.

Additional details are provided in the attached BZA staff report, findings of fact, and meeting minutes.

Recommendation

The Board of Zoning Appeals recommends the following:

to the Town Council to approve the conditional use for a car wash at 9451 Calumet Avenue under BZA 21-004 contingent upon the following:

1. The car wash is to be located in the existing accessory building.
2. The car wash is to be an accessory use to the existing Marathon gas station.
3. The car wash queuing area is to be screened by a 3'-3.5' Wall or Enhanced Hedge in accordance with Munster zoning ordinance TABLE 26-6.405.A-6 DISTRICT STANDARDS Screens.
4. The Board of Zoning Appeals approves a variance from the setback standards of TABLE 26-6.405.A6
5. The permit be granted with a time limit of 12 months.
6. If the conditional use permit is not renewed after a year and they don't have a plan, the accessory building be vacated and taken down and restored to landscaping or parking.

Attachments

1. BZA Docket No. 21-004 Staff Report dated July 13, 2021
2. BZA Docket No. 21-004 Findings of Fact
3. Munster Board of Zoning Appeals Minutes of July 13, 2021 Regular Business Meeting