

**MUNSTER PLAN COMMISSION
PLAT COMMITTEE
MINUTES OF BUSINESS MEETING
Meeting Date: April 12, 2022**

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conference application.

Call to Order: The Munster Plan Commission Plat Committee met in the Munster Town Hall, Munster, Indiana on April 12, 2022. The meeting convened at 9:39 p.m.

Members in Attendance:

Brian Specht
Steve Tulowitzki
Tom Vander Woude, Chairman

PRELIMINARY PLAT

PC 22-003 Jane M. Bolkema Trust requesting approval of a preliminary plat of the Bolkema Addition to the Town of Munster consolidating two residential lots at 9817 and 9825 Whitehall Garden.

Mr. Vander Woude said that Jane M. Bolkema Trust represented by Nathan D. Vis of Vis Law LLC is requesting preliminary plat approval for a one-lot subdivision consolidating lots 131 and 132 in the West Lakes Addition Phase 1, commonly known as 9817 and 9825 Whitehall Garden. The lots are owned by the applicant. He said the Plat Committee can approve the preliminary plat without a public hearing. The Plan Commission must approve the final plat.

Mr. Vander Woude said the proposed subdivision is located in an R-2 Dwelling House zoning district. There is no maximum lot size or lot width in this district, so the proposed lot meets the zoning standards. Front setbacks and easements are shown correctly on the plat. The public improvements in the West Lakes Addition have been completed and accepted by the Town of Munster or bonded for, so there is no need for additional financial surety.

Nathan Vis, representing the applicant, joined by Zoom. Mr. Vander Woude advised that Mr. Vis will need to notify, via letter, everyone within 200 feet that this action was taken and allow then to appeal the decision to the Plan Committee if they chose to.

Nathan Vis thanked the Board for their time. He explained that his client is looking to build a wider house on a larger lot. A ranch style house is necessary at this time in her life, and she wants additional landscaping. By putting 2 parcels together, that will enable her to do so. It is his understanding that in this that in this development, this has been done before.

Motion: Mr. Specht moved to approve PC 22-003 approving the preliminary plat of the Bolkema Addition to the Town of Munster consolidating two residential lots at 9817 and 9825 Whitehall Garden.

Second: Mr. Tulowitzki.

Vote: Yes – 3 No – 0 Abstain – 0. Motion carries.

Mr. Vander Woude told Nathan he will reach out to him with the information needed for the notices.

Motion: Mr. Specht moved to adjourn.

Second: Mr. Tulowitzki.

Vote: Yes – 3 No – 0 Abstain – 0. Motion carries.

Meeting Adjourned: 9:45 PM

President Roland Raffin
Plan Commission

Date of Approval

Executive Secretary Thomas Vander Woude
Plat Committee

Date of Approval