



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: May 10, 2022

Agenda Item: PC Docket No. 22-006

Application: **Minor Subdivision – Final Plat**

Hearing: **N/A**

Summary: Jane M. Bolkema Trust requesting approval of a final plat of the Bolkema Addition to the Town of Munster consolidating two residential lots at 9817 and 9825 Whitehall Garden.

Applicant: Jane M. Bolkema Trust represented by Nathan D. Vis of Vis Law LLC

Property Address: 9817 and 9825 Whitehall Garden

Current Zoning: CD-3.R-2 Single Family

Adjacent Zoning: North: CD-3.R-2
South: CD-3.R-2
East: Norfolk Southern Railroad
West: CD-3.R-2

Action Requested: Approve final plat

Additional Actions Required: N/A

Staff Recommendation: **Approval**

Attachments: Bolkema Addition final plat prepared by Torrenga Surveying dated 04-05-2022

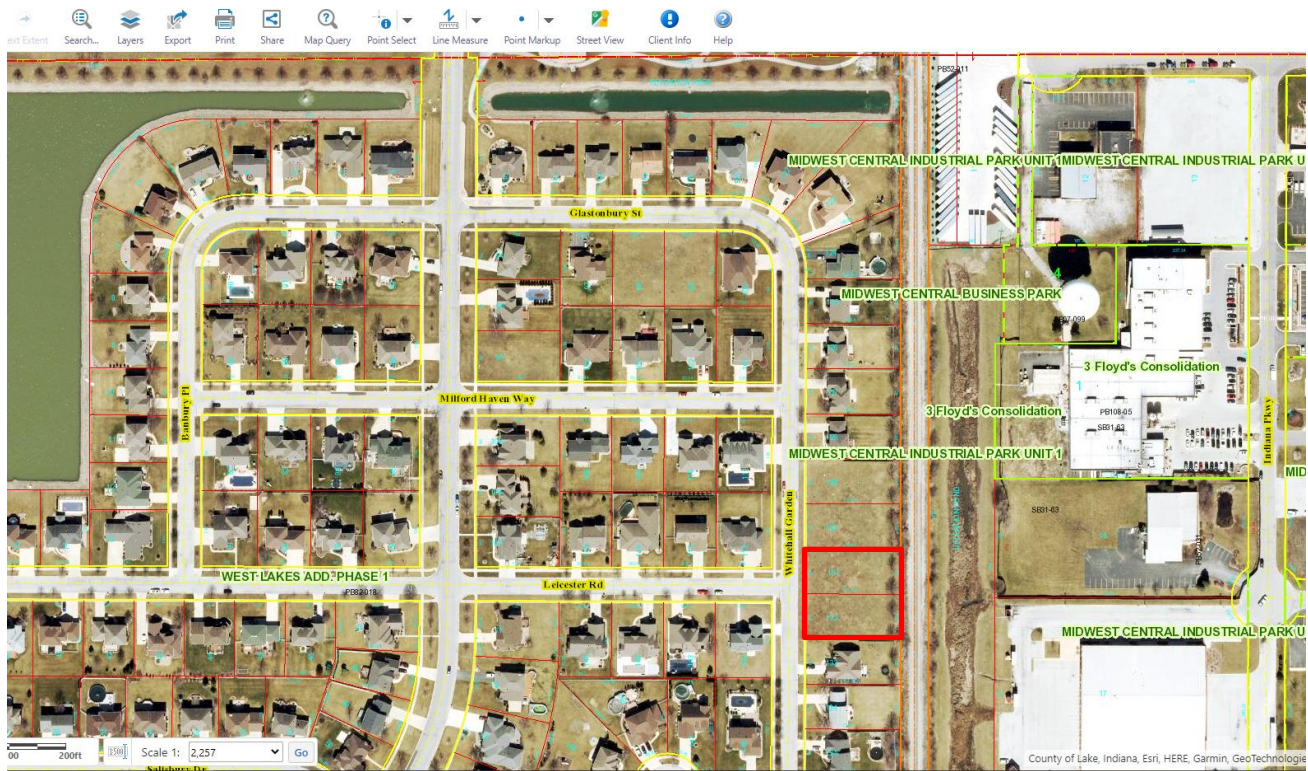


Figure 1: Subject properties outlined in red.

BACKGROUND

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.

The Plat Committee approved the preliminary plat on April 12, 2022, without a public hearing, as provided for in the Town of Munster Subdivision Ordinance. In accordance with IC 36-7-4-708, within ten days of the Plat Committee approval, notices were mailed to interested parties informing them of the opportunity to appeal the approval by filing a notice of appeal with the Plan Commission not more than five (5) days after the postmark date of the notice. Staff did not receive any appeals.

The Plan Commission can now approve the final plat.

DISCUSSION

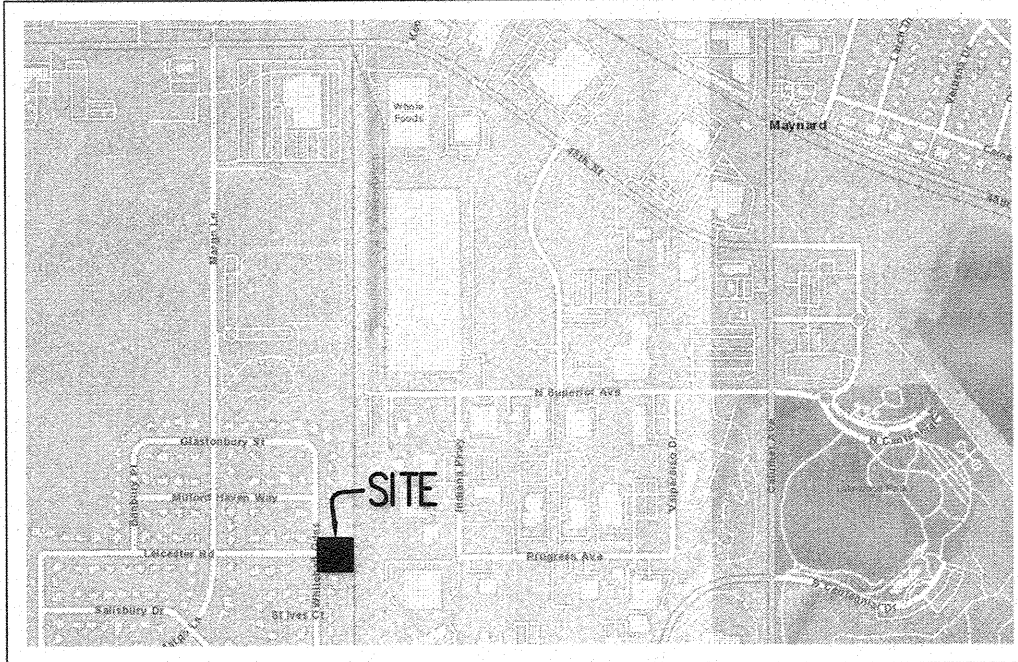
The proposed subdivision is located in an R-2 Dwelling House zoning district. There is no maximum lot size or lot width in this district, so the proposed lot meets the zoning standards. Front setbacks and easements are shown correctly on the plat. The public improvements in the West Lakes Addition have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

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 22-006 granting approval of the final plat for the Bolkema Addition.

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0117E, EFFECTIVE, JANUARY 18, 2012. 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.

- LEICESTER ROAD -

WHITEHALL GARDEN

30'

30'

N 00°00'00" E~160.00'

15' UTILITY EASEMENT

35' BUILDING LINE

15' UTILITY EASEMENT

S 00°09'15" E~160.00'

50' R/W LOUISVILLE & NASHVILLE RAILROAD

LOT 130
Parcel Number: 45-06-36-133-015-000-027
Owner: Boyle, Michael J & Martina K h&w
Site Address: 9809 WHITEHALL GARDEN MUNSTER IN 46321

LOT 1
(9821)
27,375 ± SF
0.63 ± AC.
FG=618.20

LOT 131

LOT 132

LOT 133

LOT 133
Parcel Number: 45-06-36-133-018-000-027
Owner: Cabrales, Alfredo Jr
Site Address: 9833 WHITEHALL GARDEN MUNSTER IN 46321

LOT 134

N 90°00'00" W~170.88'

616.30
617.30
614.90

N 90°00'00" W~171.31'

616.50
617.50
614.90

LEGAL DESCRIPTION:

LOTS 131 AND 132, WEST LAKES ADDITION, PHASE ONE, TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 82, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BOLKEMA ADDITION

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

BEING A RESUBDIVISION OF LOTS 131 AND 132 OF WESTLAKES ADDITION, PHASE ONE

STATE OF INDIANA) §
COUNTY OF LAKE)

I, the undersigned, Jane M. Bolkema, Trustee of The Jane M. Bolkema Trust, owner of the real estate shown and described herein, do certify that I have laid off, platted, and subdivided said real estate and designated the same as BOLKEMA ADDITION to the Town of Munster, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building setback lines are established as shown on the plat or if not shown, are subject to applicable zoning provisions, between which lines and property lines of the street there shall be no building or structures. Strips of ground are reserved for the use of public utilities for the installation of sub-surface electric lines, natural gas lines, telecommunication lines, water mains, water drainage, and sewer mains, and subject to the easements herein reserved. No structures are to be maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of land.

Witness my hand this _____ day of _____, 20____.

Owner: _____
Jane M. Bolkema, Trustee of The Jane M. Bolkema Trust

STATE OF INDIANA) §
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jane M. Bolkema, Trustee of The Jane M. Bolkema Trust, and do acknowledge the execution of the foregoing instrument as his/her voluntary act and deed, for the purposes herein expressed.

Witness my hand this _____ day of _____, 20____.

My Commission Expires: _____
County of Residence: _____ Notary Public

STATE OF INDIANA)§
COUNTY OF LAKE)

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.

ATTEST: _____
Chairman: _____ Executive Secretary: _____

Witness my hand and Seal this _____ day of _____, 20____.

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.

DRAINAGE NOTE:

Property boundaries are to be graded to the elevations shown hereon. Frontage grades are to be 1/4" per foot (normally 3-3/4") above the adjacent curb. House grades are shown (FG= 000.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 2.00' above the back of curb at the center of the lot.

COVENANTS:

Declaration of covenants and restrictions applicable to Lots in Westlakes Addition, Phase One to the Town of Munster, Lake County, Indiana as recorded in Plat Book 82, Page 18 in the Office of the Recorder of Lake County, Indiana.

ZONING:
(R-2) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER:
Jane M. Bolkema
8646 Linden AVE
Munster IN 46321

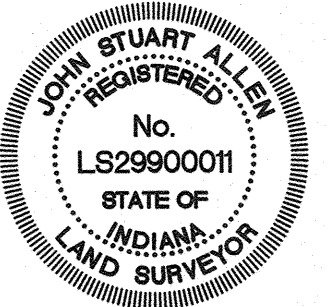
STATE OF INDIANA) §
COUNTY OF LAKE)

I, John Stuart Allen, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that a boundary survey of the land shown and described herein was performed by John Stuart Allen with Torrenge Surveying, LLC, on April 5, 2022 and subdivided as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this _____ day of _____, 20____.

TORRENGA SURVEYING, LLC

John Stuart Allen - Registered Land Surveyor No. LS29900011



NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

Vis Law, LLC

DATE: April 5, 2022

JOB NO: 2022-0152
SCALE: 1"=30'
DRAWN: CRA/JSA

Z:\WEST LAKES PHASE ONE\dwg\2022-0152 SUB.dwg 3/31/2022 11:29:03 AM CDT

BOLKEMA ADDITION
FINAL PLAT

9821 WHITEHALL GARDEN
THE TOWN OF 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