



**To:** Dustin Anderson, Town Manager

**From:** Tom Vander Woude, Planning Director

**Date:** September 15, 2022

**Re:** Consideration of an ordinance amending the Maple Leaf Crossing Planned Unit Development

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The purpose of this memo is to request Town Council consideration of an ordinance amending the Maple Leaf Crossing Planned Unit Development to permit the development of Lot 7 as a cigar bar and restaurant.

### **Background**

On July 20, 2020, the Town Council adopted Ordinance 1803, establishing the Maple Leaf Crossing Planned Unit Development (PUD) district. The adopted ordinance included plans for Lot 7 of the PUD to be developed as a 2,710 square foot pub.

In July 2022, Maple Leaf Crossing LLC submitted an application under PC Docket No. 22-013 to amend the PUD to replace the 2,710 square foot pub with a 6,400 square foot pub.

Amending a planned unit development is a zoning amendment and must be presented at a public hearing to the Plan Commission. The Plan Commission is required to forward a favorable, unfavorable or no recommendation for approval to the Town Council.

Representatives of Maple Leaf Crossing appeared before the Plan Commission at a public hearing on August 9, 2022. No remonstrances were heard. At the conclusion of the public hearing, the Plan Commission voted 6 to 0 to forward a favorable recommendation for approval to the Town Council.

The Town Council must now take final action to adopt, reject, or amend the proposal. A rejection or amendment to the proposal requires further consideration by the Plan Commission

Additional details regarding the proposal are provided in the attached Plan Commission staff report.

### **Recommendation**

The Plan Commission recommends the following:

Approval of Ordinance 1878 amending the Maple Leaf Crossing Planned Unit Development to permit a restaurant and cigar lounge on Lot 7 in the Maple Leaf Crossing PUD at 9410-9417 Calumet Avenue.

### **Attachments**

1. Ordinance 1878
2. Exhibit A: *Developmental Standards for the Maple Leaf Crossing Development at the Munster Business Complex Planned Unit Development* amended
3. Exhibit D: Lot 7, Maple Leaf Crossing Master Site Plan prepared by Torrenge Engineering, Inc. dated 06.29.2022, Lot 7, Maple Leaf Crossing Site Plan prepared by Torrenge Engineering, Inc. dated 06.29.2022
4. PC Docket No. 22-013 Staff Report dated August 9, 2022
5. PC Docket No. 22-013 findings of fact

6. PC Docket No. 22-013 Certification of Decision
7. Plan Commission minutes of July 12, 2022
8. Plan Commission minutes of August 9, 2022