



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: April 11, 2023

Agenda Item: PC Docket No. 23-007

Application: **Development Plan**

Hearing: **PUBLIC HEARING**

Summary: Town of Munster Parks and Recreation Department requesting approval of a development plan for a new Pro-Shop building and Cart Storage barn at 1005 S. Centennial Drive.

Applicant: Town of Munster Parks and Recreation Department

Property Address: 1005 S. Centennial Drive

Current Zoning: CZ – CIVIC ZONE

Adjacent Zoning: North: PUD
South: CZ, CD-3.R1
East: CD-3.R2, CD-3.R1
West: CD-4.B, CZ

Action Requested: Approve development plan

Additional Actions Required: Findings of Fact

Staff Recommendation: **Conditional Approval**

Attachments: Pro Shop & Cart Storage At Centennial Park For The Town of Munster
Site Plan prepared by CSK Architects P.C. dated 03-28-2023
Renderings of buildings
Centennial Park photometric plan prepared by KSA Lighting and Controls
dated 04.06.2023

BACKGROUND

Figure 1: Subject property in blue.

Town of Munster Parks and Recreation Department has applied for approval of a development plan for a new Pro-Shop building and Cart Storage barn at 1005 S. Centennial Drive. The two buildings are necessary to provide facilities for the Centennial Park Golf Course, which can no longer use the clubhouse since it has been determined to be structurally unsound and has been closed off to the public.



Figure 2 Centennial Park with general location of new buildings outlined in red. The cart barn is located to the east, the pro shop to the west.

Discussion

The Munster Zoning Ordinance SECTION 26-6.610 GENERAL SUPPLEMENTAL REGULATIONS requires the following:

A. Building Permit, Site Plan Review, Public Hearing Required for Municipal Buildings

- 1. The Town or any of its agencies, departments or other subdivisions proposing to construct a Building or other Structure shall apply for a Building Permit as required for private buildings or structures by this Article.*
- 2. All building applications filed by the Town or any of its agencies, departments or other subdivisions shall be set for a Site Plan review...*

The attached plans have been submitted and reviewed by staff according to the standards of the Civic Zone, to the extent possible given the level of detail. Staff finds the following:

1. Building Materials and Construction

The proposed style and materials will match the existing buildings at Centennial Park. They will be constructed of brick, metal, and timber.

2. Landscaping

A landscaping plan has not been provided. The buildings are set within an existing landscaped golf course. Foundation landscaping is required around the buildings.

3. Stormwater

Detention is provided within the existing ponds at Centennial Park.

4. Lighting

A photometric plan is provided. Staff notes that the proposed fixtures have a color temperature of 4000K. The maximum color temperature permitted by the Munster Zoning Ordinance is 3000K.

5. Parking

No additional parking is required or provided. The facilities will use the existing parking lot constructed for the now-closed Centennial Park Clubhouse.

6. Miscellaneous Architectural Standards

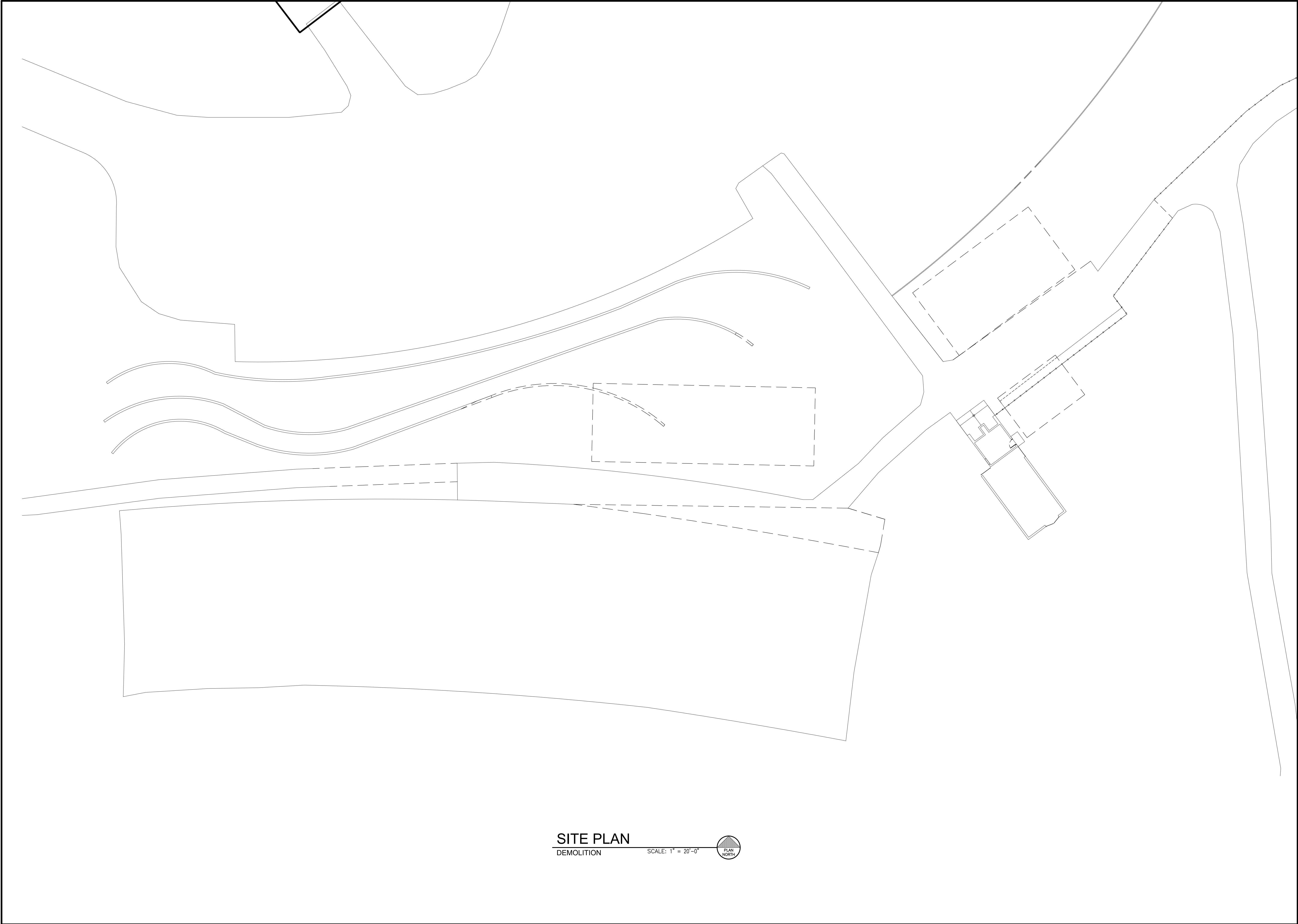
The proposed buildings appear to meet the Civic Zone development standards related to façade openings, setbacks, roof pitch, etc.

MOTION

The Plan Commission may wish to consider the following motion:

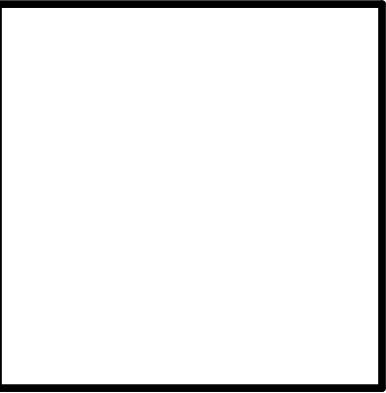
Motion to approve PC Docket No. 23-007 granting approval of a development plan for Pro-Shop building and Cart Storage barn at 1005 S. Centennial Drive, subject to the following condition: Engineering and Planning staff approval of final engineering plans, building elevations, landscape plans, and photometric plans.

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SITE PLAN
DEMOLITION

SCALE: 1" = 20'-0"



DATE
03-28-2023

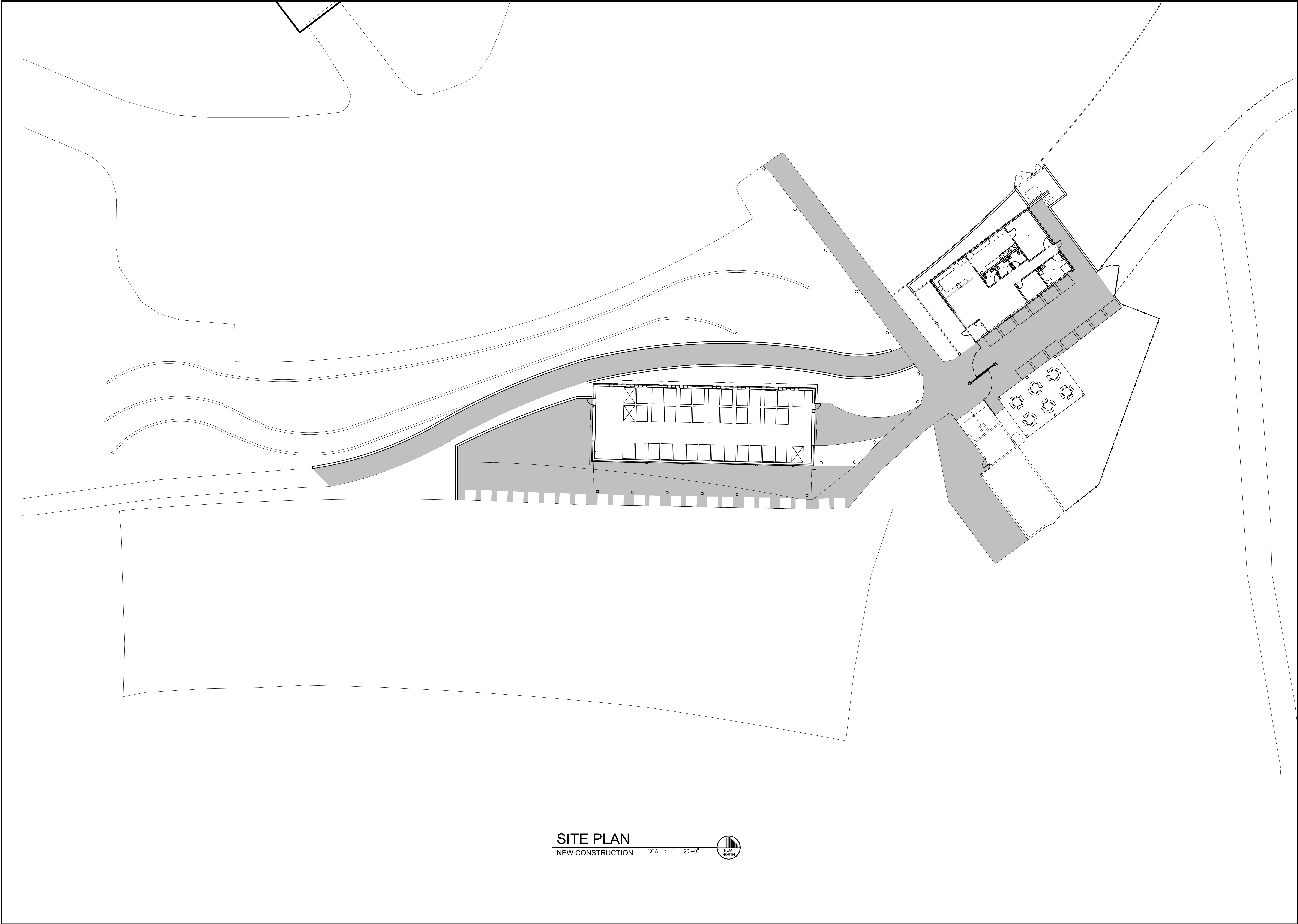
PRO SHOP & CART STORAGE AT
CENTENNIAL PARK FOR THE
TOWN OF MUNSTER
1005 S. CENTENNIAL DRIVE
MUNSTER, INDIANA 46321

 **CSK ARCHITECTS, P.C.**
THOMAS E. KUHN / AIA, CSI, ALA - SCOTT GOODWIN AIA, ALA, LEED AP - JEREMY S. GILBERT CSI
6919 W. LINCOLN HIGHWAY
219-322-5950
CROWN POINT, IN 46307
www.cskarchitects.com

22001

SHEET
C
1.0.1

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SITE PLAN
NEW CONSTRUCTION SCALE: 1" = 20'-0"



DATE
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South View



SW - Entry



West – Pro-Shop



North View



SE Driving Range View



East Driving Range View



Covered Range Area



West Driving Range View



Pro-Shop



West View Shelter



SE Shelter View



East View of carts



Corner of Pro-Shop

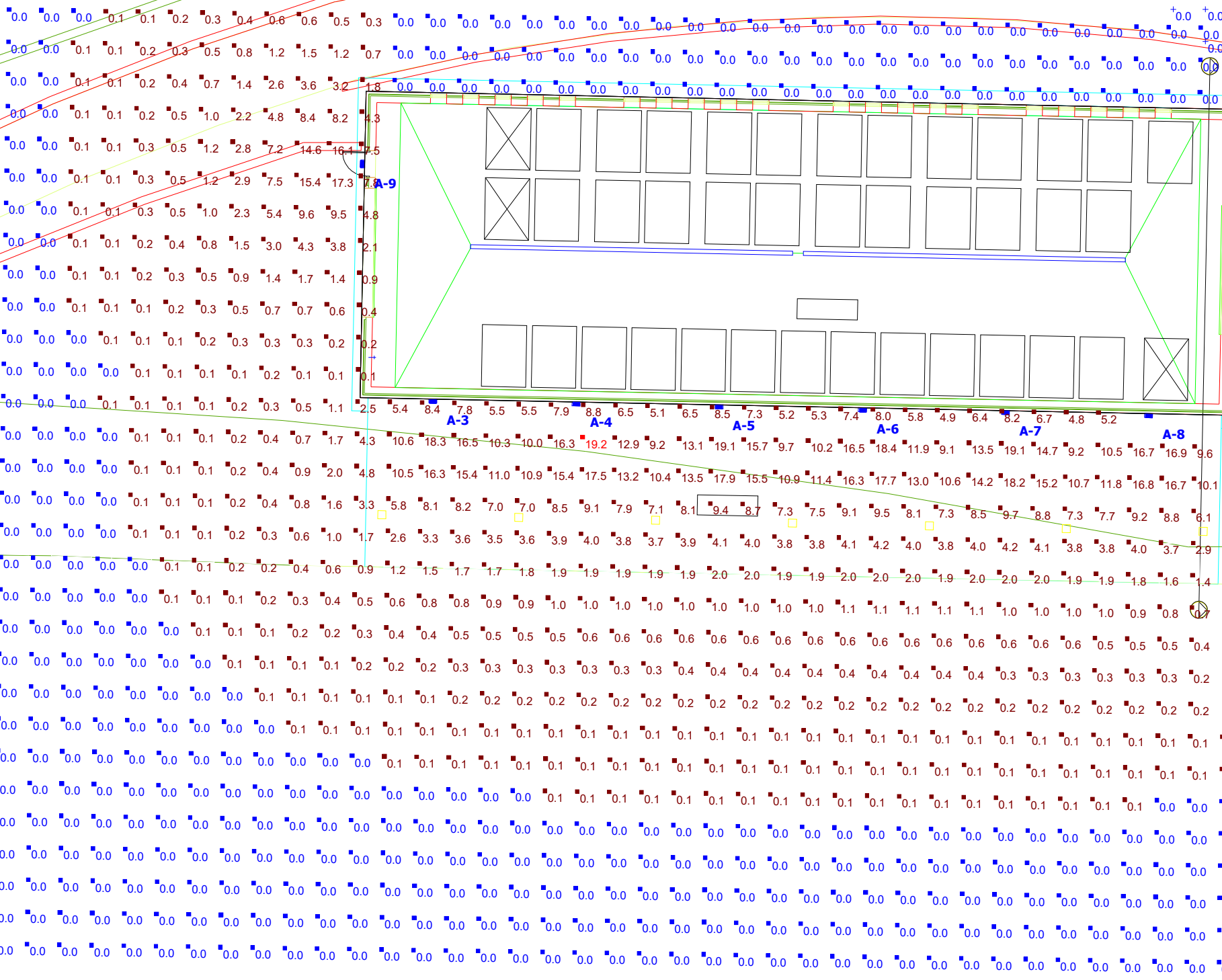


West View

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	B		10	ANP Lighting	BL6081FRAM30LDDT540K	BL6081 - FROSTED ACRYLIC LENS - NO INTERNAL LOUVERS	1	1940	0.95	30
	A		10	Lithonia Lighting	ARC2 LED P4 40K	ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K	1	4124	0.95	29.4252
	C		4	Lithonia Lighting	LDN6 40/10 L06AR LSS	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	952	0.95	10.44

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2		1.7 fc	19.2 fc	0.0 fc	N/A	N/A
Calc Zone #3		2.1 fc	19.3 fc	0.0 fc	N/A	N/A
Calc Zone #1		1.1 fc	18.5 fc	0.0 fc	N/A	N/A

Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
2	A	2076.90	2900.30	8.00	55.00	0.00
3	A	1854.60	2801.30	8.00	182.00	0.00
4	A	1872.40	2801.00	8.00	182.00	0.00
5	A	1890.10	2800.60	8.00	182.00	0.00
6	A	1908.00	2800.20	8.00	182.00	0.00
7	A	1925.70	2799.90	8.00	182.00	0.00
8	A	1943.50	2799.50	8.00	182.00	0.00
9	A	1845.80	2830.80	8.00	272.00	0.00
10	A	1954.40	2828.60	8.00	92.00	0.00
1	B	1957.21	2801.16	3.50	0.00	0.00
2	B	1973.53	2801.57	3.50	0.00	0.00
3	B	1983.06	2811.24	3.50	0.00	0.00
4	B	2004.09	2830.78	3.50	0.00	0.00
5	B	2004.30	2844.33	3.50	0.00	0.00
6	B	1989.39	2864.46	3.50	0.00	0.00
7	B	1974.37	2884.48	3.50	0.00	0.00
8	B	1959.30	2904.45	3.50	0.00	0.00
9	B	1944.39	2924.53	3.50	0.00	0.00
10	B	1929.10	2943.71	3.50	0.00	0.00
1	C	2008.80	2883.20	10.00	0.00	0.00
2	C	2014.60	2875.60	10.00	0.00	0.00
3	C	2020.20	2868.10	10.00	0.00	0.00
4	C	2025.90	2860.40	10.00	0.00	0.00
1	A	2064.90	2916.50	8.00	55.00	0.00



Plan View
Scale - 1" = 16ft