

**MUNSTER PLAN COMMISSION  
PLAT COMMITTEE  
MINUTES OF BUSINESS MEETING  
Meeting Date: March 14, 2023**

**Call to Order:** The Munster Plan Commission Plat Committee met in the Munster Town Hall, Munster, Indiana on March 14, 2023. The meeting convened at 8:19 p.m.

**Members in Attendance:**

Rachel Branagan  
Roland Raffin  
Thomas Vander Woude

**MINOR SUBDIVISION**

**PC 23-004 Linda Twomey requesting approval of a preliminary plat of Twomey's Addition to the Town of Munster consolidating two residential lots at 8345 and 8349 Kraay Avenue**

Linda Twomey said she currently resides at 8345 Kraay Avenue and has since 2016. Her neighbor bought 8349 Kraay around the same out the same time with the intention of remodeling. He moved out about 3 years ago and it has been left in bad condition and neglected. She has since purchased it and plans to join the 2 properties. Her vision is to be able to go out the side door of her house through a breezeway to the second house.

She has learned the garage she built for her house in 2021 is on the public alley. She thought she might have had to tear it down, but it is brand new. She now plans to cut 4 feet off of the garage and turn it into a storage building. She will then build a new 24' X 24' proper sized garage at the back corner of her property. She said Mr. Vander Woude had explained the percentage of accessory structures permitted according to the size of the house.

She explained that she has renovated her current house and is working with an architect to join the two homes, remodel the 8349 property, and continue the landscaping she has already completed on the 8345 property over to the 8349 property. She plans to continue to use the 8345 Kraay Avenue address.

**Motion:** Mr. Raffin moved to approve PC 23-004 granting approval of a preliminary plat of Twomey's Addition to the Town of Munster consolidating two residential lots at 8345 and 8349 Kraay Avenue with the following conditions:

1. The front setback line on the plat be corrected to 35', which is the minimum front setback in the CD.3-R.2 district.
2. Utility and drainage easements are provided along the side lot lines.
3. The property owner and the Town execute an encroachment agreement addressing the garage encroachment into the public alley at 8345 Kraay.

**Second:** Ms. Branigan

**Resolved:** Yes – 3; No – 0; Abstain - 0

**Adjournment:**

**Motion:** Mr. Raffin moved to adjourn.

**Second:** Ms. Branagan

**Resolved:** Approved viva voce.

Meeting adjourned at 8:30 p.m.

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President Roland Raffin  
Plan Commission

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Date of Approval

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Executive Secretary Thomas Vander Woude  
Plan Commission

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Date of Approval