



## 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. 23-006

**Application:** **Minor Subdivision – Final Plat**

**Hearing:** **N/A**

**Summary:** Linda Twomey requesting approval of a final plat of Twomey's Addition to the Town of Munster consolidating two residential lots at 8345 and 8349 Kraay Avenue.

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**Applicant:** Linda Twomey

**Property Address:** 8345 and 8349 Kraay Avenue

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

**Adjacent Zoning:** North: CD-3.R-2  
South: CD-3.R-2  
East: CD-3.R-2  
West: CD-3.R-2

**Action Requested:** Approve final plat

**Additional Actions Required:** N/A

**Staff Recommendation:** **Approval**

**Attachments:** Twomey's Addition final plat prepared by Torrenga Surveying dated 03.29.2023  
Twomey's Addition preliminary plat with site plan prepared by Torrenga Surveying dated 03.29.2023  
Rendering of proposed residence prepared by Bamesberger Architecture

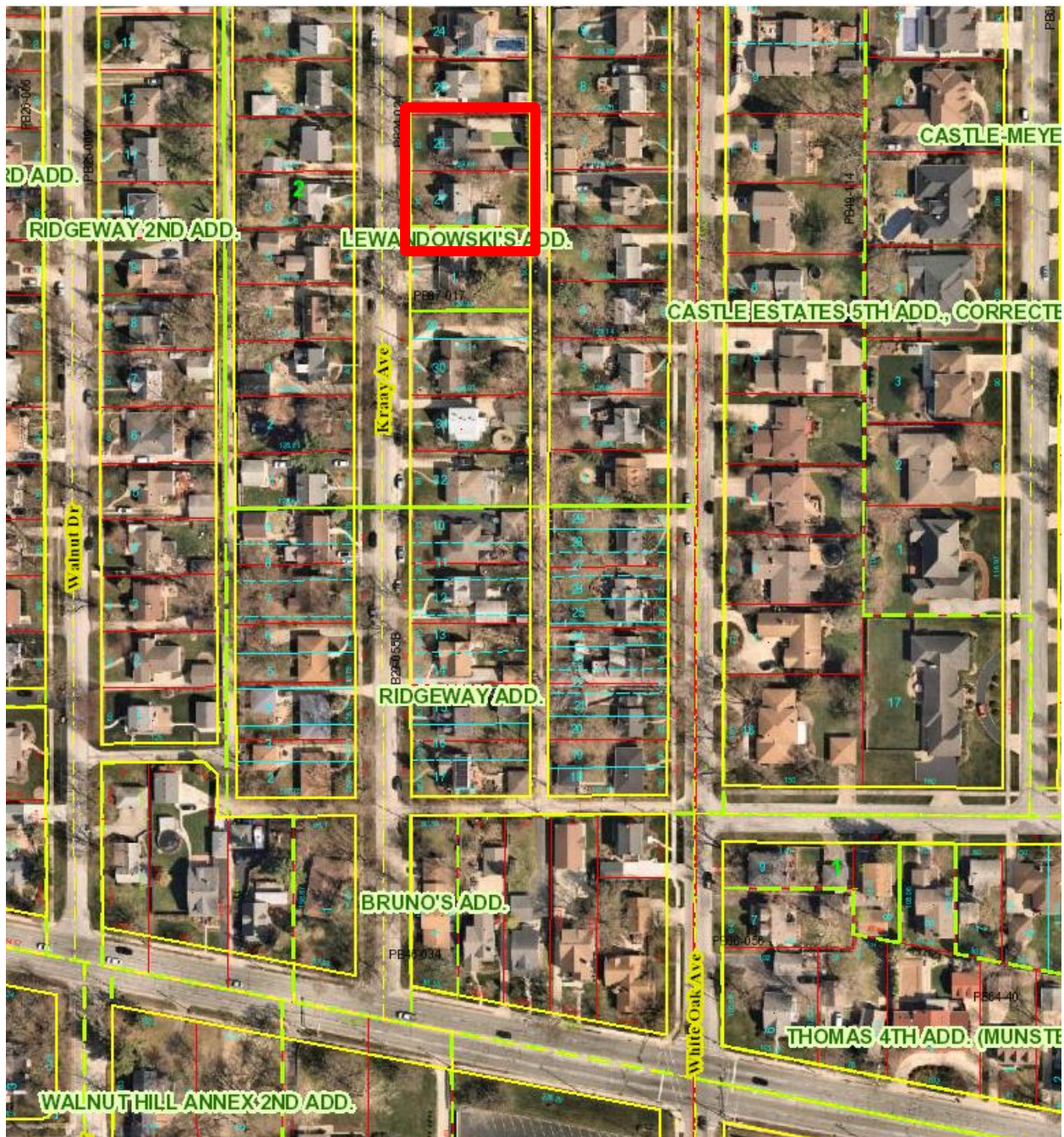


Figure 1: Subject properties outlined in red.

## BACKGROUND

Linda Twomey is seeking approval of a minor subdivision to consolidate Lots 26 and 27 in the Kraay's Ridgeway Addition Block 1, commonly known as 8345 and 8349 Kraay Avenue. The lots are owned by the applicant.

The Plat Committee approved the preliminary plat on March 14, 2023, 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.

## 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. There are no public improvements required for this project and therefore no need for additional financial surety.

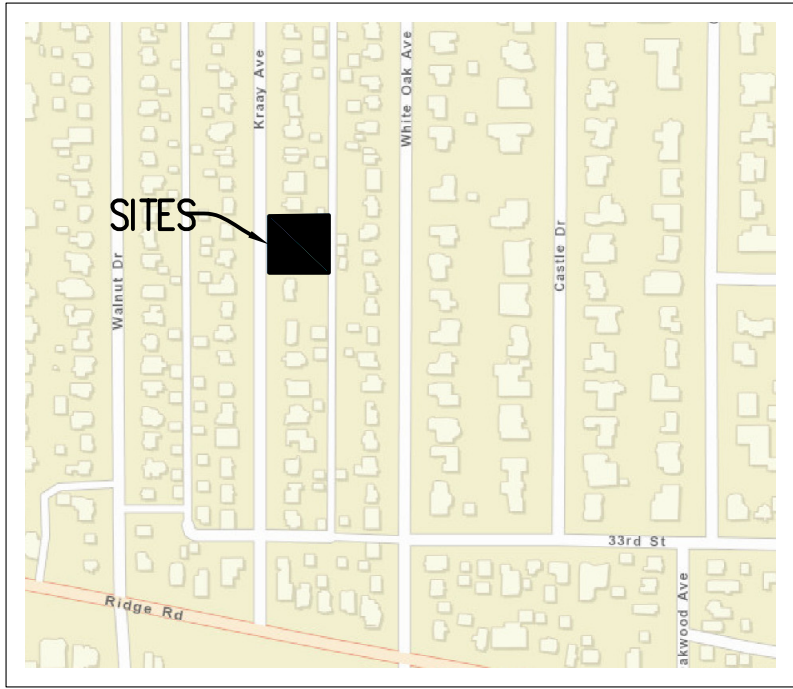
## MOTION

The Plat Committee may wish to consider the following motion:

*Motion to approve PC Docket No. 23-006 granting approval of the final plat for the Twomey Addition, contingent upon the property owner filing building permits for the improvements depicted in the attached Twomey's Addition preliminary plat with site plan prepared by Torrenga Surveying dated 03-29-2023 and the rendering of proposed residence prepared by Barnesberger Architecture.*



VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) 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) 18089C0136F, EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

TWOMEY'S ADDITION  
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION:

LOTS 26 AND 27, IN BLOCK 1, IN KRAAY'S RIDGEWAY ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 24 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

STATE OF INDIANA) §  
COUNTY OF LAKE )

I, the undersigned, Linda Lee Twomey, as Trustee of the Linda Lee Twomey Survivor's Trust, owner of the real estate shown and described herein, do certify that we have laid off, platted, and subdivided said real estate and designated the same as TWOMEY'S 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\_\_\_\_.

Owners: \_\_\_\_\_  
Linda Lee Twomey, as Trustee of  
the Linda Lee Twomey Survivor's Trust

STATE OF INDIANA) §  
COUNTY OF LAKE )

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Linda Twomey, 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.

Chairman: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Executive Secretary:

Witness my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DRAINAGE NOTE:  
Property boundaries are to match the existing grades shown hereon. House grades are shown (FG=613.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 1.50' above the top of pavement at the center of the lot.

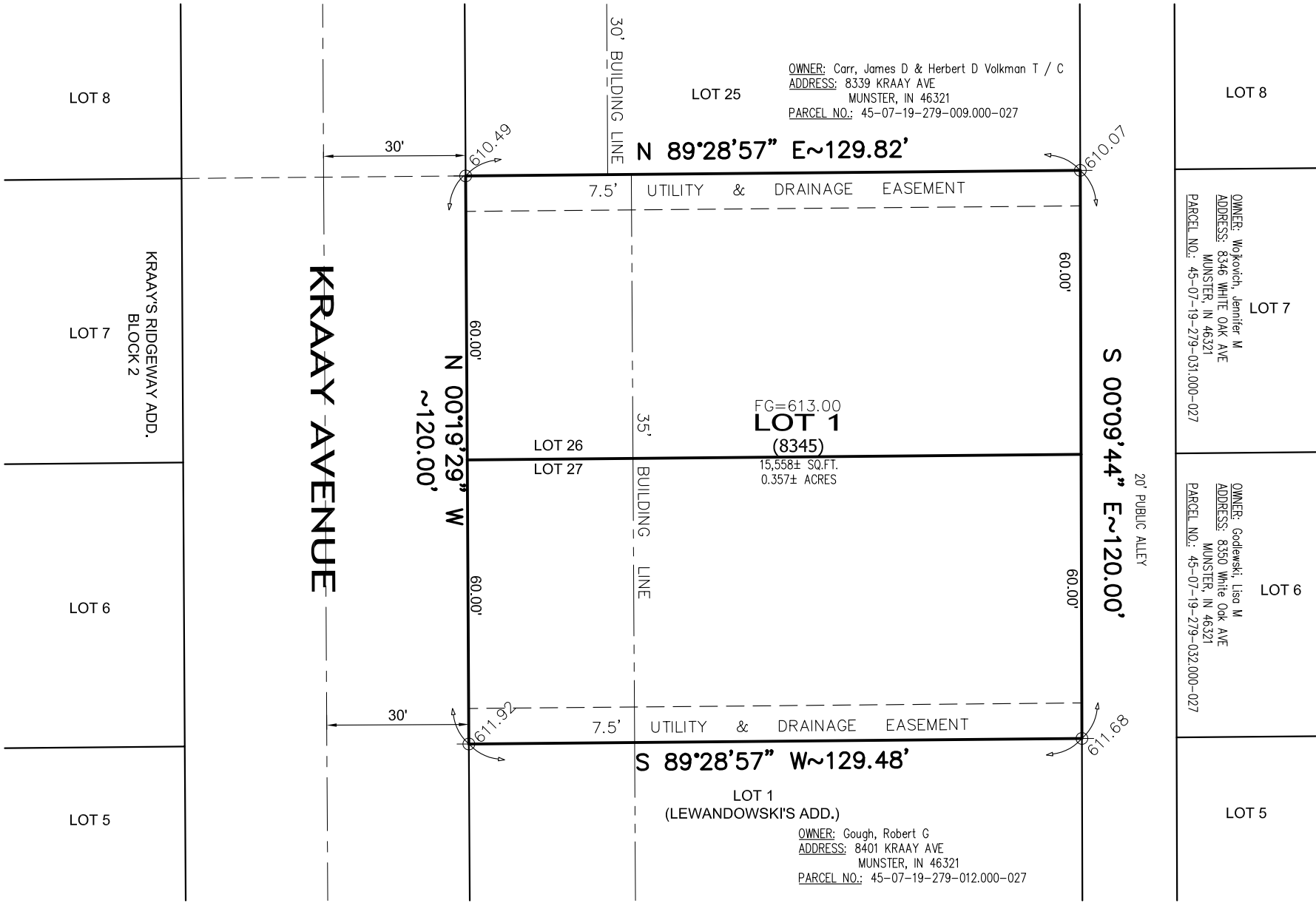
STATE OF INDIANA) §  
COUNTY OF LAKE )

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 Torrenga Surveying, LLC, on January 30, 2023 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



ZONING:  
(R-2) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER:  
LINDA TWOMEY  
8345 KRAAY AVENUE  
MUNSTER, INDIANA 46321



( IN FEET )  
1 INCH = 30 FT.

LINDA TWOMEY

DATE: MARCH 29, 2023

JOB NO: 2022-0843  
SCALE: 1"=30'  
DRAWN: CRA

Z:\Kraay's Ridgeway Addition 24-24\dwg\2022-0843 1LOT.dwg 3/20/2023 12:42:22 PM CDT

TWOMEY'S ADDITION  
FINAL PLAT  
8345 KRAAY AVENUE  
THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321

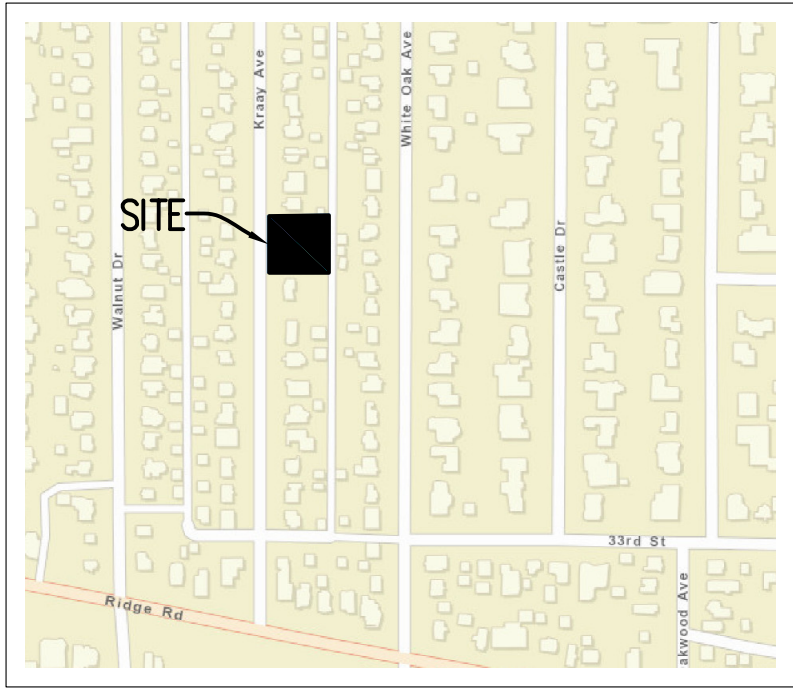
TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM





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NOTE:  
EXISTING GRADE TO BE MAINTAINED ALONG THE BOUNDARY LINES  
AND WITHIN THE LOT WHERE IMPROVEMENTS ARE NOT PROPOSED

STATE OF INDIANA) §  
COUNTY OF LAKE )

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Owners: \_\_\_\_\_  
Linda Twomey

STATE OF INDIANA) §  
COUNTY OF LAKE )

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

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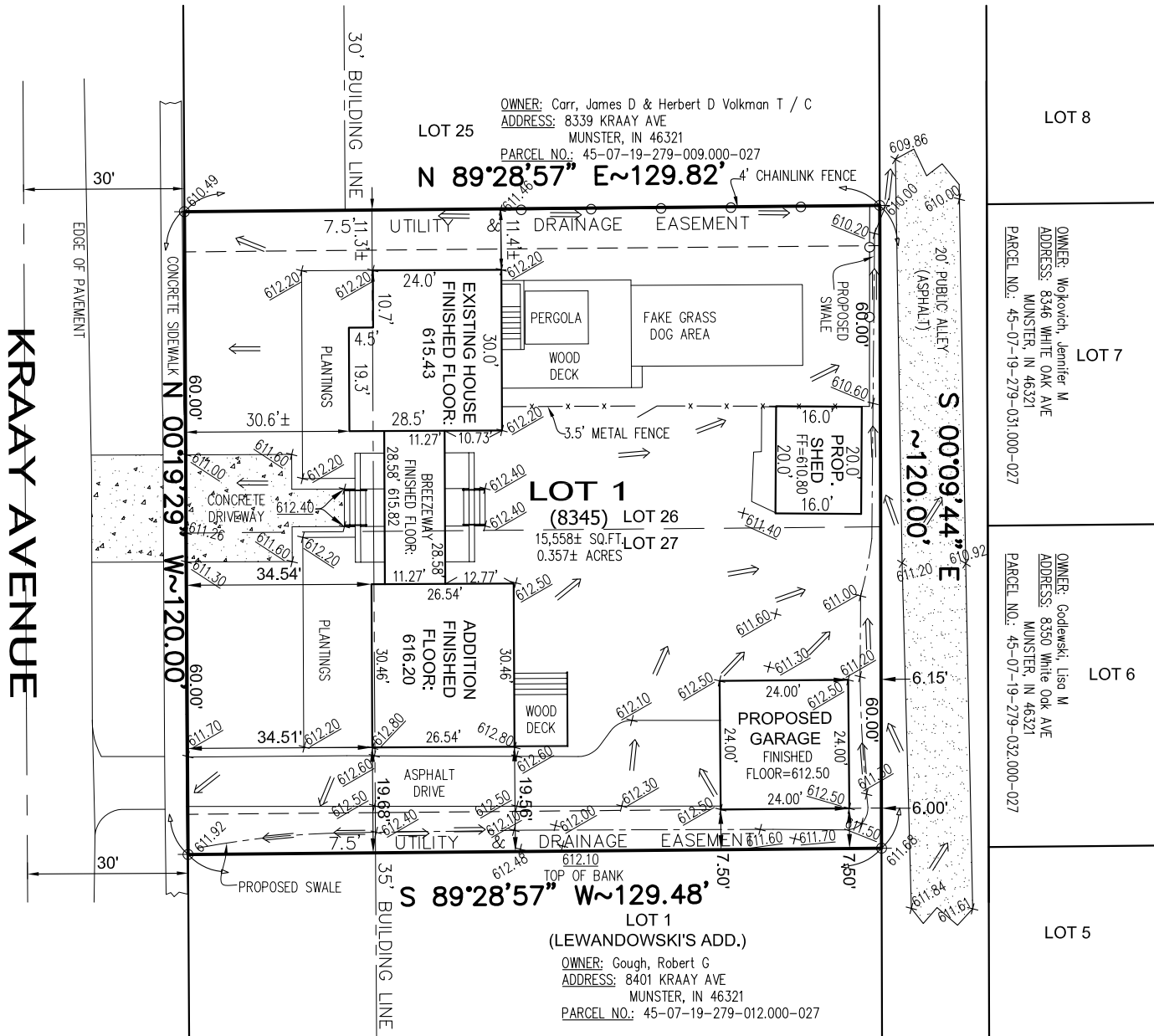
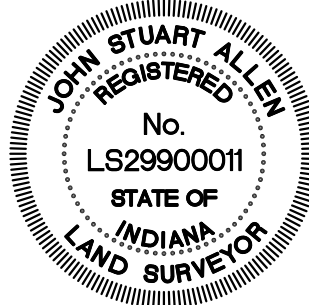
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Witness my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TORRENGA SURVEYING, LLC

PRELIMINARY  
John Stuart Allen - Registered Land Surveyor No. LS29900011



LEGEND:

- ×000.00 EXISTING SPOT ELEVATION
- ×000.00 PROPOSED SPOT ELEVATION
- ↗ DRAINAGE FLOW



( IN FEET )  
1 INCH = 30 FT.

ZONING:  
(R-2) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER:  
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TWOMEY'S ADDITION  
PRELIMINARY PLAT

8345 KRAAY AVENUE  
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



LINDA TWOMEY

DATE: FEBRUARY 18, 2023

REVISED:  
3-17-2023 CRA  
3-29-2023 JSA

JOB NO: 2022-0843  
SCALE: 1"=30'  
DRAWN: CRA

Z:\Kraay's Ridgeway Addition 24-24\dwg\2022-0843 PRELIM.dwg 3/17/2023 12:10:06 PM CDT





Twomey Residence

Street View

Barnesberger Architecture