

MUNSTER PLAN COMMISSION

Maple Leaf Crossing LLC/Jay Lieser
9410-9470 Calumet Avenue
Munster, IN 46321

DOCKET NO. PC 23-010

FINDINGS OF FACT

Applicant, Jay Lieser of Maple Leaf Crossing LLC, has requested approval of an amendment to the Maple Leaf Crossing Planned Unit Development to add parking spaces and modify Lots 2-7 and Outlots A and B in the Maple Leaf Crossing PUD at 9410-9470 Calumet Avenue, Munster, Indiana.

This matter came to be heard before the Plan Commission on June 13, 2023. Applicant presented testimony and evidence in support of the PUD amendment, with plans to add parking spaces and modify Lots 2-7 and Outlots A and B. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. The Commission finds that a favorable recommendation should be forwarded to the Town Council to approve Docket No. PC 23-010 amending Maple Leaf Crossing PUD to add parking spaces and modify Lots 2-7 and Outlots A and B in the Maple Leaf Crossing PUD at 9410-9470 Calumet Avenue, Munster, Indiana, with the following conditions:
 - A. A commitment to plant future parkway trees after construction of the Maple Leaf Boulevard extension in the Right-of-Way labeled "No Plantings in Right-of-Way."
 - B. Modifications to the parking and landscaping will be reflected in the approved Site Plan. The modifications include the addition of landscaping to the northwest corner of the site and the removal of three proposed parking spaces and associated striping south of the parking lot entrance from Maple Leaf Boulevard.
 - C. The crosswalk in Outlot A between Lot 2 (Hyatt) and Lot 7 (cigar bar and restaurant) be redesigned to be perpendicular with the drive lane. Crosswalks that are perpendicular to cross the street (or drive lane in this case) are shorter and help to move pedestrians through a street or drive lane more quickly.

- D. The Development Plan to show consistent square footage labeling of all structures in the development.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor and zero (0) opposed approves the amendment to the PUD as submitted by the Applicant.

Action taken on June 13, 2023. Findings of Fact approved July 11, 2023.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Dustin Anderson, Town Manager