



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Jennifer Barclay, HWC Engineering

Meeting Date: October 08, 2024

Agenda Item: PC No. 24-010

Application Type: Development Plan

Hearing: Public Hearing

Summary: A request for development plan approval to construct a new synthetic turf baseball outfield / soccer field, new outfield bleachers, new synthetic turf bullpens, new concrete sidewalks for access to the improvements, and associated all storm sewer and underground detentions storage

Owner: School Town of Munster; Dr. Bret Heller, Superintendent

Applicant: WT Group; Jim Glascott ,PE

Property Address: 8823 Columbia Ave. — north of high school football stadium

Current Zoning: CZ (Civic Zone)

Adjacent Zoning:
North: CZ
South: CZ
East: CD-3.R1
West: CZ

Action Requested: Open Public Hearing

Additional Actions Required: Findings of Fact

Staff Recommendation:
Conditional Approval
Review Conditions of Approval Questions
Review of Zoning Code(s)

Attachments:
1. Exhibit A: Application
2. Exhibit B: Site Plan
3. Exhibit C: Landscape Plan
4. Exhibit D: Enlarged Site Plan

PROJECT SUMMARY:

School Town of Munster wishes to improve and expand the use of existing baseball field. The applicant is requesting development plan approval to construct a new synthetic turf baseball outfield / soccer field (fields are combined over each other), new outfield bleachers, new synthetic turf bullpens, new concrete sidewalks for access to the improvements, and associated all storm sewer and underground detentions storage. Lighting and score board will remain the same with no improvements or adjustments. There is no parking additions or improvements planned as part of this project.

APPLICABLE CODE:

The proposal appears to meet all applicable standards except for screening. Table 26-6.405.B Screens (pg.183) requires screening to adjacent properties such as the residential to the east.

Hedge Screen Height not at Frontage or Adjacent to Civic Space	5 ft. to 6 ft. at installation; Min. 80% opacity
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There is existing screening along the property line however it does not meet current standards, particularly the 80% opacity. Staff request these standards be implemented along the east property line.

DEVELOPMENT PLAN STANDARDS:

In reviewing, recommending, and taking action on a Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
 - i. The proposed Development shall not pose an undue burden on police or fire services.
 - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804.G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
- iv. The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
- v. The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).

- The applicant has addressed these criteria in the attached application.

Staff has concerns with the placement of the new bleachers being in close proximity to single-family residential on the east side of property. The bleacher height will be 14'-8" within a few feet of the property line. Staff recommends that in addition to the existing screening that tall fast-growing evergreens are installed along the property line.

The Plan Commission may wish to consider the following motion:

1. Install fast growing evergreens between the two existing sheds along the east property line.

[illegible]

Exhibit A



Petition PC _____ - _____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application**OWNER INFORMATION:**

School Town of Munster - Dr. Bret Heller, Superintendent of Schools	219-836-9111
Name of Owner	Phone Number
8616 Columbia Avenue, Munster, IN 46321	bsheller@munster.us
Street address, City, ST, ZIP Code	Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Jim Glascott P.E. - WT Group	224-305-4134
Name of Applicant/Petitioner	Phone Number
2675 Pratum Avenue, Hoffman Estates, IL 60192	jglascott@wtgroup.com
Street address, City, ST, ZIP Code	Email address

PROPERTY INFORMATION:

School Town of Munster - Munster High School 2024 Baseball & Soccer Field Improvements	
Business or Development Name (if applicable)	CZ (Civic Zone)
88 Columbia Avenue, Munster, IN 46321	
Address of Property or Legal Description	Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

- ☐ **Subdivision** If yes, select one of the following: ☐ **Preliminary Plat** ☐ **Final Plat**
- ☒ **Development Plan Review**
- ☐ **Rezoning (including Planned Unit Development) – Proposed Zoning District**

Brief Description of Project:

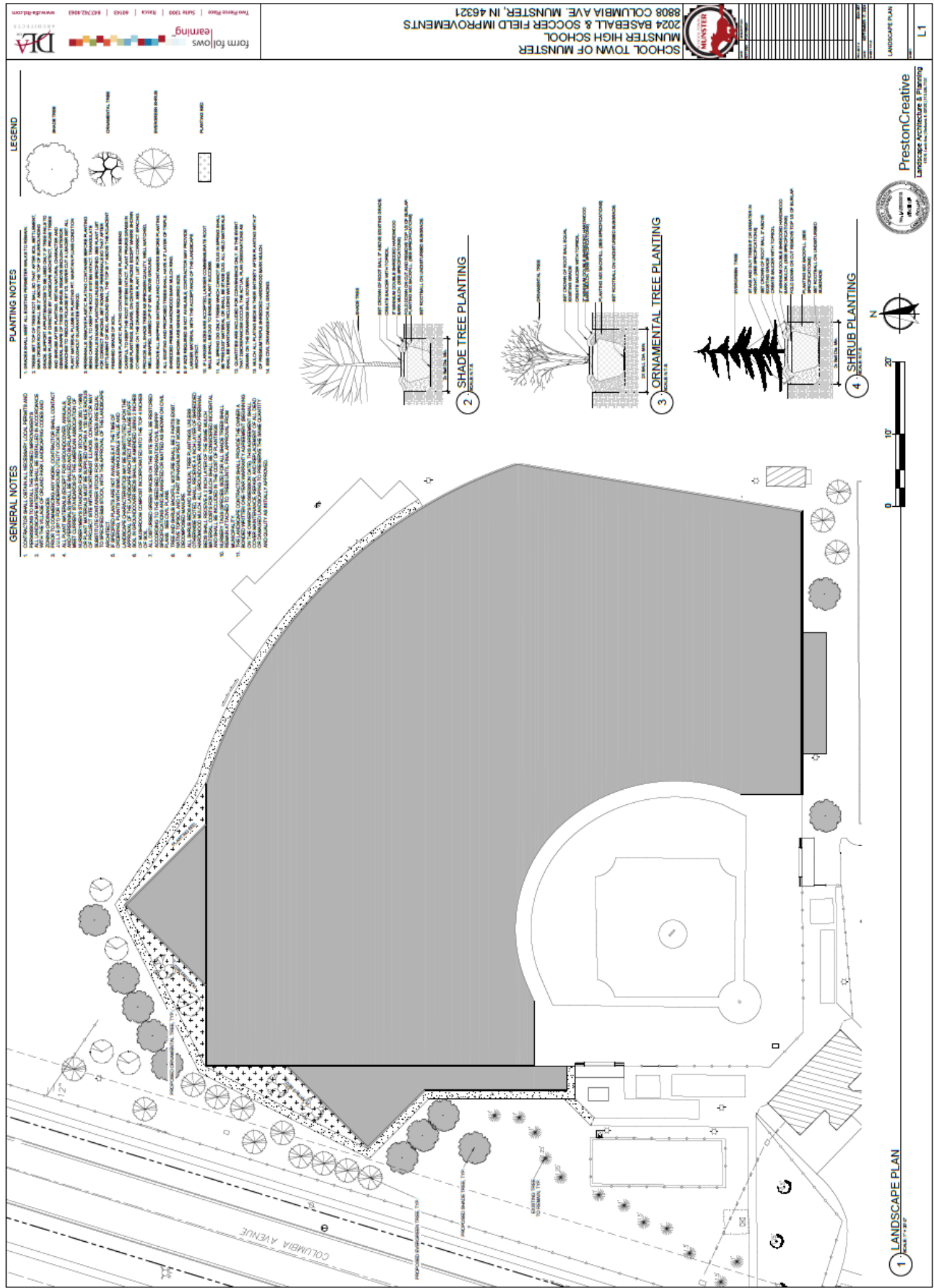
Construction of a new synthetic turf baseball outfield / soccer field, new bleachers, new bullpens, and all necessary storm sewers and underground detention for the proposed improvements in order to meet the Town of Munster stormwater management requirements.

Jim Glascott P.E. - Principal in Charge - WT Group Civil Engineering	224-305-4134
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
2675 Pratum Avenue, Hoffman Estates, IL 60192	jglascott@wtgroup.com
Street address, City, ST, ZIP Code	Email address

Exhibit B

[illegible]

Exhibit C



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10 20

COLUMBIA AVE

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