



## PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Jennifer Barclay, HWC Engineering

**Meeting Date:** October 08, 2024

**Agenda Item:** PC No. 24-011

**Application Type:** Development Plan

**Hearing:** Public Hearing

**Summary:** A request for development plan approval to construct a 2-story, 12,664-sf medical office building.

---

**Owner/Applicant:** Devarshi Patel

**Agent:** Integrated Construction Solutions & Torrenga Engineering

**Property Address:** 10020 Calumet Ave

**Current Zoning:** CD-4.B (General Urban - B District); Ground Floor Residential Use Restriction

**Adjacent Zoning:** North: CD-4.B  
South: CD-4.B  
East: CZ  
West: SD-PUD

**Action Requested:** Open Public Hearing

**Additional Actions Required:** Findings of Fact

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

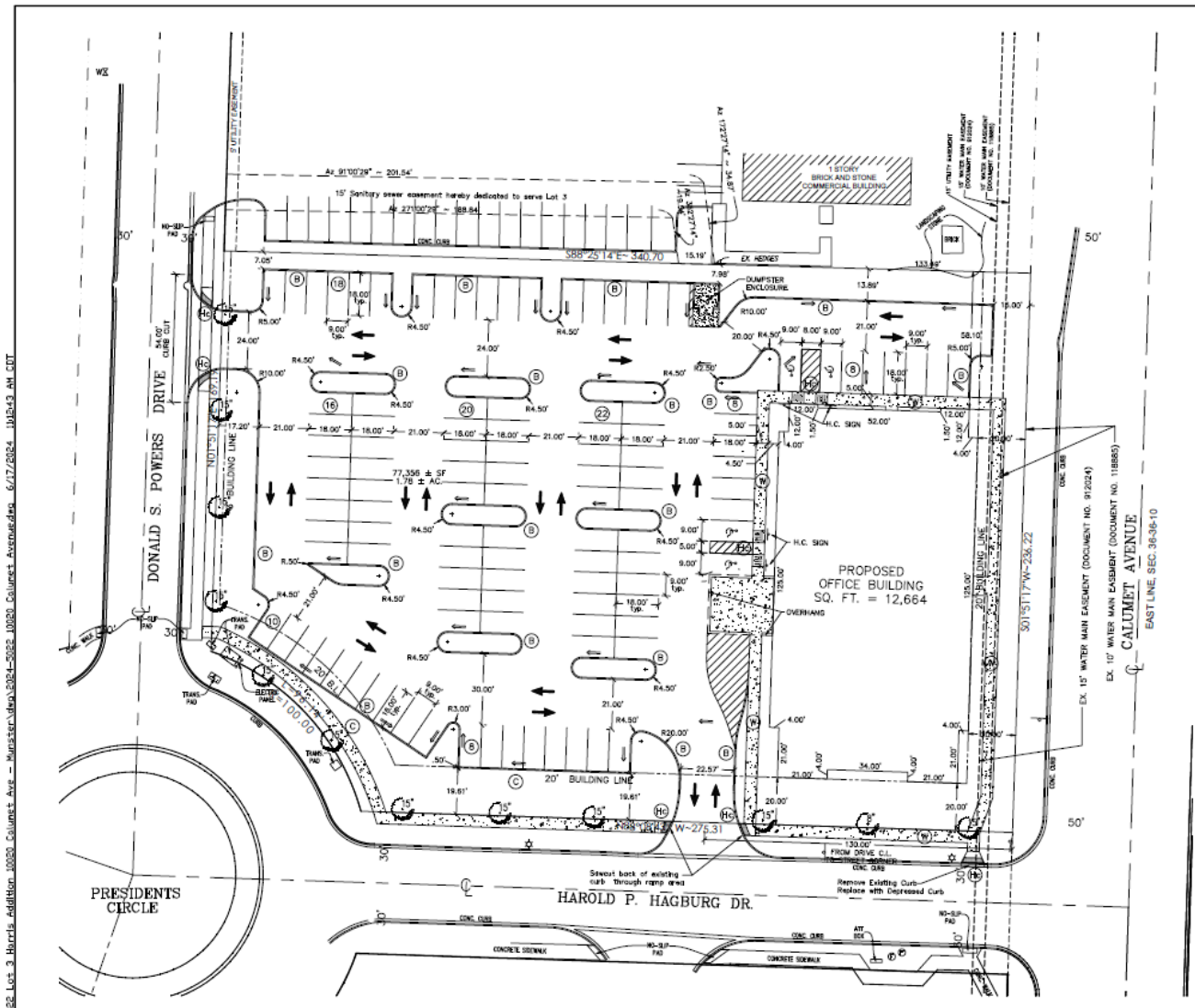
**Attachments:** 1. Exhibit A: Application  
2. Exhibit B: Site Plan  
3. Exhibit C: Photometrics  
4. Exhibit D: Elevations

**PROJECT SUMMARY:**

The applicant is proposing to demolish the existing structure and parking surfaces then replace with 12,664-sf office building with associated parking lot. The building will be two stories, located in the southeast corner of property. 110-parking spaces will be provided and 4 of those spaces are designated for ADA.

Outstanding items that need addressed:

- The dumpster will be located along the north property line in an enclosed structure. Details of that structure has not been provided.
- Sidewalks will be added around the circled, south and east property lines. However along the east property line the sidewalk shall extend to the northern property line.
- Sidewalk may be located within utility easement.
- To date a landscape plan has not been provided.



1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies  
911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

[www.munster.org](http://www.munster.org)

**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).
- vi. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- vii. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

The applicant has addressed these criteria in the attached application.

**STAFF RECOMMENDATION:**

Staff recommends tabling the project until outstanding items are addressed.

**MOTION:**

The Plan Commission may wish to consider the following motion:

Motion to table the case until the November 12, 2024 meeting. The applicant shall provide outstanding items for staff to review by October 22.

## Exhibit A



Petition PC \_\_\_\_\_

Date: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Sign Fee: \$ \_\_\_\_\_

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

Devarshi Patel (219) 545-9128  
 Name of Owner Phone Number

1009 Cambridge Lane, Schererville, IN 46375 davepatell1009@yahoo.com  
 Street address, City, ST, ZIP Code Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Devarshi Patel (219) 545-9128  
 Name of Applicant/Petitioner Phone Number

(same) (same)  
 Street address, City, ST, ZIP Code Email address

**PROPERTY INFORMATION:**

Business or Development Name (if applicable)  
 10020 Calumet Avenue  
 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

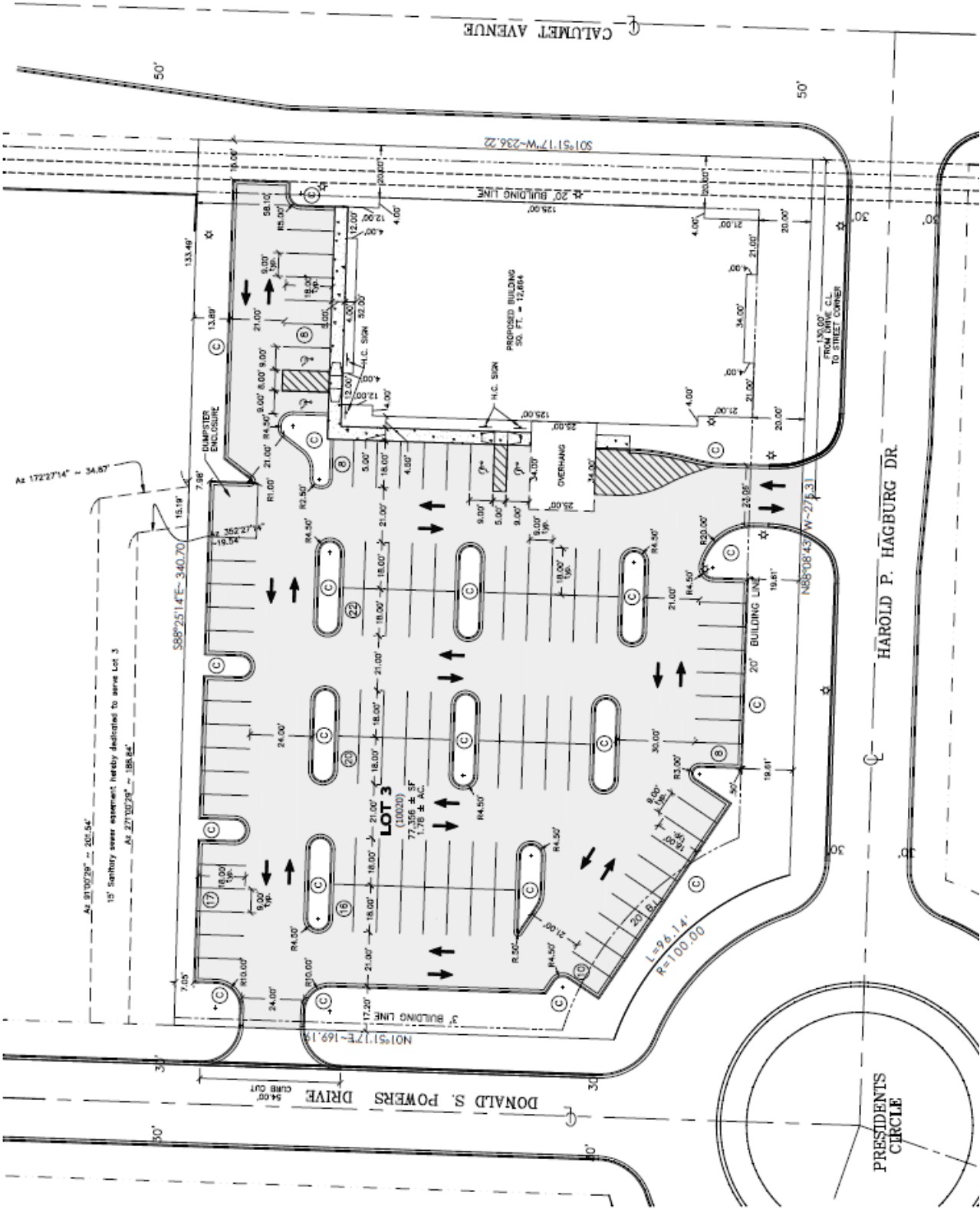
☐ Rezoning (including Planned Unit Development) – Proposed Zoning District

**Brief Description of Project:**

demolition of existing bank building; construction of a 5 story 8,000± sq.ft.  
 medical office building

Torrenga Engineering, Inc. (219) 836-8918  
 Name of Registered Engineer, Architect or Land Surveyor Phone Number  
 907 Ridge Road, Munster, IN 46321 don.torrenga@torrenga.com  
 Street address, City, ST, ZIP Code Email address

Exhibit B





Luminaire Schedule									
Symbol	Qty	Label	LLF	Lumens	Watts	Description	[MANUFAC]		
4	4	SW-2	1.000	14368	102.17	DSX1 LED P3 40K 700R1 TSM	Lithonia Lighting	CalcPts 1	Fe
2	2	WPX3	1.000	9270	72.33	WPX3 LED 40K Mount	Lithonia Lighting	Parking Lot	Fe
Calculation Summary									
							Avg	Units	Min
							2.11	5.6	0.4
							Max	6.1	0.0
							Avg/Min	N.A.	N.A.
							Min	5.28	14.00

Exhibit D





