



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: March 11, 2025

Agenda Item: PC25-004

Application Type: Final Subdivision

Hearing: Other Business

Summary: David Otte with Powers Health of Community Foundation of NWI Inc. is requesting Final approval of a 1-lot subdivision to be known as: POWERS HEALTH 800 MACARTHUR, LOT 1; located at 800 MacArthur Boulevard

Owner: Community Foundation of NWI, Inc.

Applicant: Dave Otte (CFNI, Inc.)

Property Address: 800 MacArthur

Current Zoning: CD-4.A General Urban
SD-PUD (ORD 1901)

Adjacent Zoning: North: PUD - COMMUNITY HOSPITAL
South: CD-4.A General Urban
East: CD-4.A General Urban
West: PUD - LAKE BUSINESS CENTER

Applicant Request: Schedule Public Hearing

Additional Actions Required: Plat Review

Staff Recommendation: Motion to Approve 1-lot Subidivision

Attachments: 1. Exhibit A: Application (page 8)
2. Exhibit B: Proposed Subdivision (page 18)

PROJECT LOCATION:

The northern boundaries of the proposed 1-Lot Subdivision are at:

- Southeast corner of Calumet Ave. and Macarthur Blvd.
- Southwest corner of Macarthur Blvd. and Commerce Ln.

The southern boundaries of the proposed 1-Lot Subdivision are approximately:

- 175' north from the northeast right-of-way intersection of Calumet Ave. and Fran-lin Pkwy.
- 175' north from the northwest right-of-way intersection of Fran-lin Pkwy. and Commerce Ln.



PROJECT SUMMARY:

The applicant received approval to combine one lot of record and two additional metes and bounds parcels into a single lot of record through the town's subdivision process. The properties were identified as:

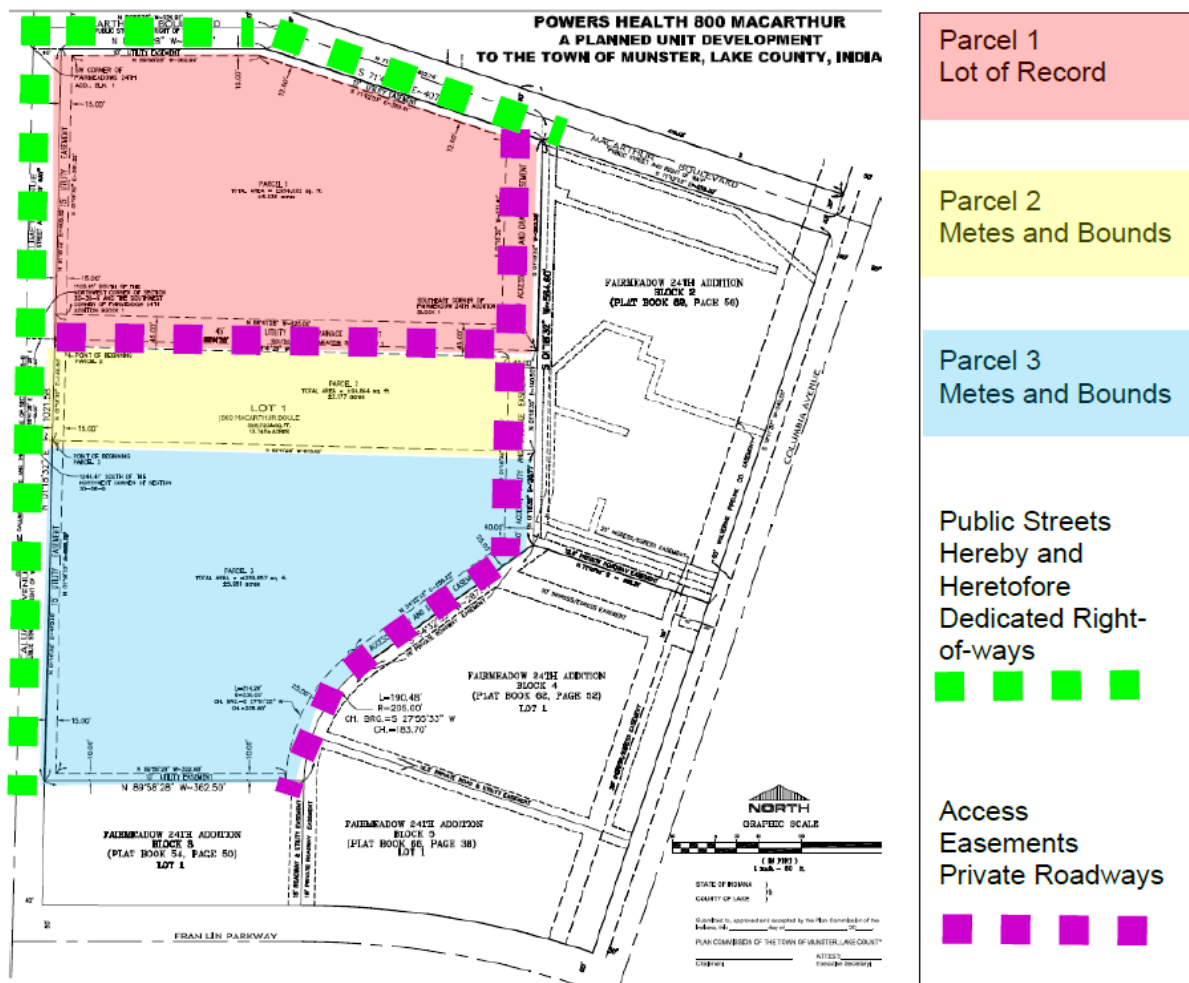
- Parcel 1: Lot of Record; FAIRMEADOW 24TH ADDITION, BLOCK 1, LOT 1; approximately 5.7 acres; ID 45-07-30-102-005.000-027
- Parcel 2: Metes and bounds; approximately 2.1 acres; ID 45-07-30-103-001.000-027
- Parcel 3: Metes and Bounds; approximately 5.9 acres; ID 45-07-30-151-001.000-027

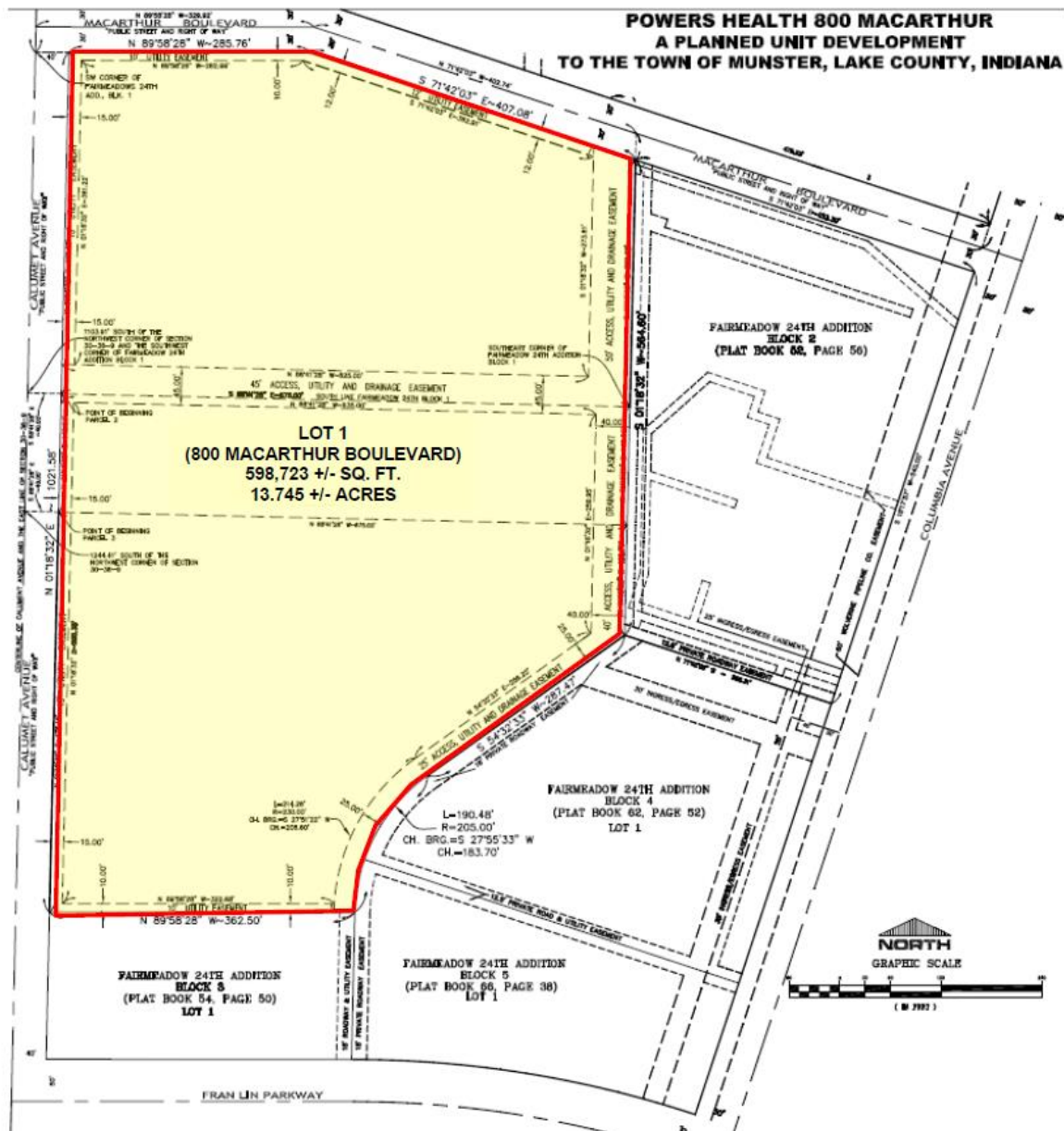
The total combined acres of all three properties will be approximately 13.75 acres, approved to be known as: LOT 1 of POWERS HEALTH 800 MACARTHUR.

The proposed Final 1-Lot Subdivision will also clearly identify and delineate vehicular circulation around and within the proposed 1-lot subdivision by:

- Identifying "public street and right of way" that will be "hereby and heretofore dedicated"
- Identifying "access easements" that be established as "designated as access roadway or right-of-way and are not dedicated to the public, but remain private"

The purpose of the one-lot subdivision is to support existing and proposed mixed medical, office, and ancillary uses for a proposed PUD Rezone (PC25-002)



PROPOSED FINAL SUBDIVISION:

STAFF FINDINGS and RECOMMENDATION:

Staff finds that on February 11, 2025 the Plan Commission had discussion on the proposed Preliminary Subdivision for: POWERS HEALTH 800 MacArthur, LOT 1, where the commission determined that the request is a matter of “cleaning up” the property lines which consisted of a lot of record and previously established metes and bounds parcels and combining them into one lot of record. Commissioner Johns motioned to approve PC25-001, a proposed preliminary plat subdivision with the condition that the final plat subdivision be considered on March 11, 2025, including all discussions and findings. The motion was seconded by Councilor Nellans Vote and passed with an affirmative vote of Yes – 6, No – 0. Staff recommends approval of the proposed Final Subdivision for POWERS HEALTH 800 MacArthur, LOT 1.

MOTION:

The Plan Commission may consider the following motion:

Motion to APPROVE PC25-004 Final Plat/Subdivision: POWERS HEALTH 800 MACARTHUR, LOT 1, including all discussion and findings.



Petition PC 24 - 004

Date: _____

Application Fee: \$ 775⁰⁰

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

Community Foundation of NWI, Inc. (219)689-7310
Name of Owner Phone Number
905 Ridge Road, Munster, IN 46321 dotte@powershealth.org
Street address, City, ST, ZIP Code Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Dave Otte (CFNI, Inc.) (219)689-7310
Name of Applicant/Petitioner Phone Number
905 Ridge Road, Munster, IN 46321 dotte@powershealth.org
Street address, City, ST, ZIP Code Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable) SD-PUD & CD-4.a
45-07-30-102-004.000-027, 45-07-30-103-001.000-027
Address of Property or Legal Description & 45-07-30-151-001.000-027 Current Zoning
800 MacArthur Blvd, 9101 Calumet Ave & 901 Fran Lin Pkwy

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:

To create a planned unit development

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



Petition PC 24 - 004

Town of Munster Plan Commission Application Signature Page

I hereby authorize Torrenga Engineering to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

X David J Otto 12/21/2024
Signature of Owner Date

X David J Otto 12/21/2024
Signature of Applicant Date

**POWERS HEALTH 800 MACARTHUR
A PLANNED UNIT DEVELOPMENT**

PARCEL 1: (Lake County Parcel Number: 45-07-30-102-004.000-027)
 Lot 1, Fairmeadow 24th Addition, Block 1, to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 43, page 95, in the Office of the Recorder of Lake County, Indiana.

PC25-004

DESCRIPTION: Part of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds West, along the West line of said Section 30 (centerline of the flat wood bottom of Calumet Avenue right-of-way), a distance of 140.5 feet to the point of beginning; thence South 88 degrees 41 minutes 28 seconds East, along the East line of said Section 30 (centerline of Flat Bottom Road right-of-way), a distance of 140.5 feet to the point of beginning; thence South 88 degrees 41 minutes 28 seconds East, along the East line of said Section 30 (centerline of Flat Bottom Road right-of-way), a distance of 140.5 feet to the point of beginning; (said point lying on the Easterly right-of-way of aforesaid Calumet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, along the Southerly line of aforesaid Addition a distance of 675.00 feet to the Southeast corner of aforesaid Addition; thence South 01 degrees 18 minutes 32 seconds West, along the Westerly line of Lot 1, Fairmeadow 24th Addition, Block 2, to the Town of Munster, as shown in Book 54, Page 58 in the Office of the Recorder of Lake County, Indiana, a distance of 140.5 feet; thence North 88 degrees 41 minutes 28 seconds West, a distance of 675.00 feet to the Easterly right-of-way line of Calumet Avenue; thence North 01 degrees 18 minutes 32 seconds East along said Easterly right-of-way line, a distance of 140.5 feet to the point of beginning.

DESCRIPTION: Part of the Northwest quarter of section 30, Township 36 North, Range 18 West of the Second Principal Meridian and being more particularly described as follows:
Commencing at the southwest corner of said section 30, thence South 01 degrees 18 minutes 32 seconds East, along the West line of said said Section 30 (containing the lot of Lake County, Indiana) a distance of 1224.7 feet; thence North 89 degrees 58 minutes 29 seconds East, along the right-of-way line of Calumet Avenue, beginning and ending by going on the Eastern right-of-way of aforesaid Calumet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, a distance of 675.00 feet; thence South 01 degree 18 minutes 32 seconds West along the Western line of Lot 1, Fairmeadow 24th Addition, Block 2 to the Town of Munster, as shown in Plat Book 54, page 56 in the Office of the Recorder of Lake County, Indiana; thence North 89 degrees 58 minutes 29 seconds East, along the North line of said Lot 1, a distance of 190.46 feet; thence North 01 degree 18 minutes 32 seconds West, along the Western line of Lot 1, Fairmeadow 24th Addition, Block 2 to the Town of Munster, as shown in Plat Book 62, page 52, in the Office of the Recorder of Lake County, Indiana, a distance of 287.48 feet, to a point of curve; thence Southwesterly along said curve which is concave to the Southeast, having a radius of 205.05 feet, an arc distance of 190.46 feet, to the Northeast corner of Lot 1, Fairmeadow 24th Addition, Block 3 to the Town of Munster, as shown in Plat Book 54, page 40 in the Office of the Recorder of Lake County, Indiana; thence North 89 degrees 58 minutes 29 seconds East, along the North line of said Lot 1, a distance of 475.18 feet to a point of beginning, in the Town of Munster, Lake County, Indiana.

An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public services needed severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas lines, electric lines, telephone lines, cable television lines, and other necessary brines, dyes, and other appliances and appurtenances, and to lay and cover the strip or strips of land depicted by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service. Including aerial right of ways to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation, improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the future. Any encroachment or interference with the easements shown on this plat within five years after the date of recording of this plat shall be deemed to be a violation of the plat submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to abatement at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

Ownership of the drainage easement shall be granted to the Owner and shall be maintained by the Owner in accordance with all Town of Munster Ordinances. In the event the Town of Munster deems acquiring the drainage easement is in the public interest for the operations and maintenance of its storm water infrastructure system, the Owner shall grant the drainage easement and the responsibility for its maintenance to the Town of Munster without cost to the Town.

Area shown in this plat as "ACCESS EASEMENT" are designated as access roadway or right-of-way and are not dedicated to the public, but remain private. Easements for the use of such roadways or right-of-way are granted to the Owner and the adjoining of said access easements shown hereon for the purpose of exercising the rights granted and to the Town of Munster for the purpose of providing police and fire protection and the performing of other governmental functions.

All streets shown hereon, marked as "Public Street and Right of Way" and to the extent that they are not dedicated are hereby and heretofore dedicated to the Town of Munster and to the public in general.

OWNERS CERTIFICATE

It, the undersigned, Community Foundation of Northwest Indiana, Inc., owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated POWERS HEALTH 800 MACARTHUR, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.

Community Foundation of Northwest Indiana, Inc.

Chief Executive Officer, Comm

Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Donald P. Fesko, on behalf of Community Foundation of Northwest Indiana, Inc. and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.

My Commission Expires: _____

County of Residence: _____ Notary Public

It, the undersigned, Community Foundation, Inc., owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated POWERS HEALTH 8000 MACARTHUR, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. A streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.

Community Foundation, Inc.

Chief Executive Officer, Comm

Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Donald P. Fesko, on behalf of Community Foundation, Inc. and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

My Commission Expires: _____

County of Residence: _____ Notary Public _____

I, John Stuart Allen, hereby certify that I am a Professional Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this document in accordance with a survey of the land performed by John Stuart Allen, L.S.# 29900011 dated December 4, 2024 and subdivided same as shown on the plat herein drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers are shown on said survey actually exist, and that their locations, size, type and description are accurately shown on said survey.

Witness my hand and Seal this _____ day of _____, 20____.

TORRENGA SURVEYING LLC.

John Stuart Allen - Professional Land Surveyor No. LS 29900011

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:



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

WEBSITE: WWW.TORRENGA.COM

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POWERS HEALTH 800 MACARTHUR
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA

DATE: 12-5-2024

CLIENT:

JOB NO: 2024-0549

SCALE: 1"=60'

SHEET
OF 1

FILE NO: