



To: Jim Marino, Town Manager

Patricia Abbott, Controller/Interim Town Manager

From: Sergio Mendoza, Planning Director

Date: April 29, 2025

Re: Conditional Use permit consideration to reopen a car wash at 9451 Calumet Avenue (BZA Docket No. 24-009)

The purpose of this memo is to request Town Council consideration of a conditional use permit to reuse an existing accessory structure as a car wash at the Marathon gas station at 9451 Calumet Avenue.

Briefing

A Conditional Use variance must be presented at a public hearing to the Board of Zoning Appeals. The Board of Zoning Appeals is required to forward a favorable, unfavorable, or no recommendation for approval to the Town Council.

Representatives of the applicant appeared before the Board of Zoning Appeals November 12, 2024, December 10, 2024, and March 11, 2025. The Town of Munster Board of Zoning Appeals reviewed, discussed, and held a public hearing on December 10, 2024, to consider a proposed Conditional Use permit for the Marathon gas station located at 9451 Calumet Avenue (currently zoned CD-4.A General Urban Character District). No remonstrances were heard in favor of or against the proposed Conditional Use. The proof of publication for the notice of public hearing was received and is compliant with state law. Based upon the testimony and evidence presented, upon motion duly made and seconded, by a vote of five (5) in favor, zero (0) opposed, zero (0) abstained, and zero (0) absent, the Town of Munster Board of Zoning Appeals voted to send a favorable recommendation, with a condition, to the Town Council as to Petitioner's application for conditional use. Specifically, the favorable recommendation was conditioned upon Petitioner adding an enhanced buffer on the west side of the Property line and/or along the west side of the traffic lane of the entrance to the accessory building/car wash.

Additional details regarding the amendment are provided in the attached Findings of Fact, Certification of Decision, Plan Commission Minutes, and Staff Reports.

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Recommendation

The Munster Board of Zoning Appeals recommends the following:

Approve the Conditional Use to allow the reopening of a car wash with a condition of an enhanced buffer on the west side of the property line at 9451 Calumet Avenue (BZA Docket No. 24-009).

Attachments

1. BZA Docket No. 24-009 Findings of Fact
2. BZA Docket No. 24-009 Certification of Decision
3. Board of Zoning Appeals minutes of November 12, 2024, December 10, 2024, and March 11, 2025
4. BZA Docket No. 24-009 Staff Reports dated November 12, 2024, and December 10, 2024