



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: July 23, 2025

Agenda Item: PC 25-010

Application Type: Final Subdivision/Replat

Hearing: Other Business

Summary: Scott Yahne for Lake Business Center received preliminary plat approval to subdivide/re-plat: LOT 3, OF LAKE BUSINESS CENTER SUBDIVISION, 2ND RE-SUBDIVISION OF LOT 1 to create LOT 4, OF LAKE BUSINESS CENETER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3. Mr. Yahne is now seeking Final Plat Approval for Lot 4 to be commonly known as 9260 Calumet Avenue.

Applicant: Scott Yahne, Attorney for MOB I LLC, representing RXHST MUNSTER LLC/CAHST MUNSTER LLC, Lake Business Center Development.

Property Address: 9200 Calumet Avenue – to be known as 9260 Calumet Avenue

Current Zoning: SD PUD - LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT (PUD - LBC)

Adjacent Zoning: North: PUD- LBC
South: M- Manufacturing
East: PUD- LBC
West: PUD- LBC

Applicant Requesting: Approval of Final Subdivision

Action Required: Review Final Plat
Findings of Fact

Staff Recommendation: Approve

Attachments:

1. Application, Exhibit A
2. Final Subdivision, Exhibit B

SITE LOCATION

The proposed 1-Lot Subdivision/Replat is located west of Calumet Avenue, south of Fisher Street, and intersects Fran-Lin Parkway in the Lake Business Center Development, behind Starbucks Coffee and Potbelly Sandwich Shop.



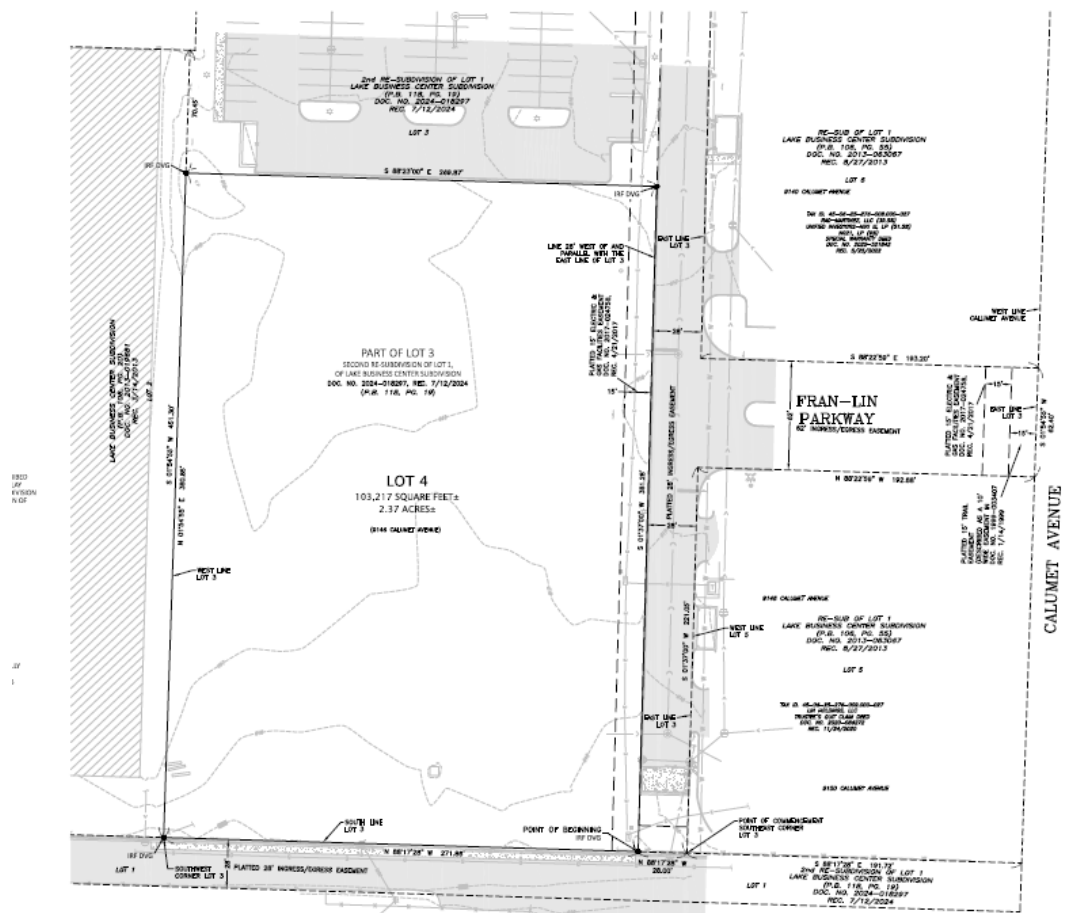
PROJECT BRIEFING

The subject property is commonly known as 9200 Calumet Avenue, Lake Business Center Development. The current development site is approximately 55 acres of mixed warehouse, office, restaurant, and medical uses. On April 9, 2024 the Munster Plan Commission granted Final Plat Approval for the SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, LOT 3 AND OUTLOT A.

Interested parties had requested that part of the subject lot (LOT 3) be recognized by Town of Munster Plan Commission as proposed: LOT 4 OF LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3, per Section 26-233 of the Munster Subdivision Code, Which reads: *“No plat or replat of a subdivision of land located within the territorial jurisdiction of the town plan commission shall be recorded until it shall have been approved by the plan commission and such approval shall have been entered in writing on the plat by the president and secretary of the commission.”*

The purpose for subdivision is to create a 2.3 acre Legal Lot of Record and propose a 2-story, 30,000 SF Medical Office Building (MOB) to be known as Midwest Orthopedics at Rush (MOR), a Munster Ambulatory Facility at 9260 Calumet Avenue.

PRELIMINARY PLAT
LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA



CODE REVIEW**TOWN OF MUNSTER CHAPTER 26 – LAND DEVELOPMENT CODE****ARTICLE V. SUBDIVISION****DIVISION 2 APPROVAL PROCEDURE****Subdivision III. Final Plat****Sec. 26-291. Required Submission .**

After approval of the preliminary plat of a subdivision and the fulfillment of the requirements of this article, one tracing of the final plat of the subdivision drawn with India ink on the best grade of tracing cloth, and one reproduction of the tracing cloth, shall be submitted to the commission, together with a tracing and one print of water lines and sewer lines with the planned location of the taps. Upon the secondary approval of the plat, the reproduction, after being recorded with the county auditor, shall become the property of the commission.

Sec. 26-292. Contents (1) - (21)

Sec. 26-293. Completion of improvements; guarantee of improvements
and

Sec. 26-294. Action by plan commission

Within a reasonable time after application for secondary approval of the plat , the commission shall approve or disapprove the plat if the commission approves the plat, it shall date it and affix the commission's seal upon the plat, together with the certifying signatures of its president and secretary. If the commission disapproves the plat, it shall set forth the reasons therefor in its records and provide the applicant with a copy of such findings.

Recording of the plat with the county auditor is required prior to the town accepting the final plat as a legally executed plat.

and

Sec. 26-295. Dedication of park lands and school sites**INDIANA CODE TITLE 36. LOCAL GOVERNMENT****ARTICLE 7. PLANNING AND DEVELOPMENT****CHAPTER 4. LOCAL PLANNING AND ZONING**

709. Subdivision control; Seondary Approval of Plat; Determining Completion of Improvements and Installations; Conditions for Performance Bonds; Release and Partial Release of Bonds or Surety

and

Section 710. Subdivision control; Seondary Approval of Plat; Authority to Grant; Prerequisites for Legal Effect of Plat

TOWN OF MUNSTER CHARACTER BASED ZONING CODE**Section 26-6. 405. O. 1. h. xiii Condition to Subdivision Approval**

- I. The parking requirements of this Section 26-6.405.O must be complied with before any subdivision may be approved, both for the subdivided Lot and for the Lot or Lots which remain the same.
- II. In the event that any Lot is unable to comply with such requirements, a Variance may be granted only if alternate parking spaces are provided or if it shall be shown that no such alternate spaces are available, that the Lot otherwise complies with this Article and that no economic return can be realized without the grant of Variance, and that the Variance granted is the minimum necessary.
- III. Where two Lots are in the same ownership and one of the Lots is undeveloped, those Lots shall be improved in a coordinated manner to provide parking required for both Lots.

STAFF FINDINGS AND RECOMMENDATION

Staff finds that on June 10, 2025 the Plan Commission granted Preliminary Plat Approval of the proposed LOT 4 of LAKE BUSINESS CENTER SUBDIVISION FIRST RESUBDIVISION OF LOT 3. Staff also finds that review of Section 26-6. 405. O. 1. h. xiii of the Munster Character Based Zoning Code, *Condition to Subdivision Approval*, has determined that parking requirements were approved through standards outlined in PC25-008, an Amendment to the LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT. Staff also finds this interest complies with Sec. 26-277 of the Munster Subdivision Code, although not supported through State Codes, to include a complete application, supporting document, including affidavit rights, and Public Notice Requirements for the proposed 1-Lot Subdivision at Lake Business Center and may take action on written Findings and Decisions after the public hearing, at the next regularly scheduled Plan Commission meeting to generally accept the layout as submitted.

Motion

Plan Commission may consider the following motion:

Motion to APPROVE PC25-010 Final Plat/Subdivision: LOT 4, OF LAKE BUSINESS CENTER SUBDIVISION FIRST RESUBDIVISION OF LOT 3, including all discussion and findings.

