

**TOWN OF MUNSTER
PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JUNE 14, 2011, 7:30 PM
MAIN MEETING ROOM – TOWN HALL**

Call Meeting to Order - The meeting was called to order at approximately 7:45 p.m. by Ms. Jill Hasiak, Chairperson of the Plan Commission.

<u>Roll Call</u> -	<u>Members present:</u> William F. Baker Stuart J. Friedman Jill Hasiak Andy Koultourides Michael Mellon David Nellans Rolland Raffin	<u>Members absent:</u>	<u>Staff present:</u> Steve Kennedy Clay Johnson
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Approval of Minutes – Mr. Mellon made a motion to approve the April 25, 2011, special meeting minutes as presented; Mr. Nellans seconded the motion. The motion passed by a vote of 6 to 0. Mr. Raffin abstained. Mr. Baker moved to approved the May 10, 2011, minutes as presented; Mr. Mellon seconded the motion. The motion carried by a vote of 7-0.

Preliminary Hearing – NONE

Public Hearing – NONE

Additional Items for Discussion –

- a. **Munster Medical Specialists – Final Subdivision Approval** - Mr. Kennedy explained that this is the final approval necessary for the plat to be recorded. Mr. Kennedy continued, that the mylar that the Town received reflected what was approved by the Plan Commission in the previous meeting. The approval, he explained, can be granted with an up/down vote. Mr. Mellon moved to grant final subdivision approval, supported by Mr. Raffin. The motion carried, 7-0.
- b. **Twin Oaks Condominiums (Tuckahoe Court) – Extension of Previously Approved PUD** – Mr. Richard Anderson, representing the applicant explained the need for the extension, citing the lack of a market for interested buyers. Previously, the applicant was told to return when ready to build with a site plan. Therefore, the need for the extension. Mr. Mellon moved to extend the PUD approval for a year and supported by Mr. Nellans. During discussion, Mr. Baker asked if there was a cap on the number of extensions that may be granted. Mr. Kennedy stated that he was unaware of any limit. The motion carried 7-0.
- c. **Discussion of Mechanical Screening Ordinance** - Mr. Johnson explained that per request by the Plan Commission in May, an ordinance was drafted that requires mechanical equipment to be screened from public view. These requirements are currently included in the developmental plan review application and are asked for by the Commission. This ordinance codifies what was already being required. The ordinance updates the building code and developmental plan review sections of the code. Ms. Hasiak asked if the code should include that the screening should be completed with 'like materials.' Mr. Johnson said that there could be instances where

other materials may be more attractive or necessary for maintenance purposes and the extra leeway allows the Plan Commission to make that determination. Mr. Mellon added that the ordinance could simply state that the screening should be approved by the Plan Commission. Mr. Johnson said that he would revise the ordinance accordingly. Mr. Mellon moved to set this ordinance for public hearing, and the motion was supported by Mr. Raffin. The motion carried 7-0.

Findings of Fact - PC 11-006 – Application for Subdivision – Munster Medical Specialists, 757 45th Street – Mr. Mellon moved to accept the findings as presented. Mr. Friedman seconded the motion and carried 7-0.

PC 11-008 – Arnie’s Dog House, 8125 Calumet Avenue – Mr. Kennedy requested to withdraw the Findings of Fact in order to reflect the transaction and conditions set upon the property by the Redevelopment Commission.

Mr. Raffin motioned to adjourn, seconded by Mr. Baker and the meeting adjourned at approximately 8:15 PM.

The next regular meeting of the Plan Commission will be held on July 12, 2011.

Chairperson, Munster Plan Commission

Date