

**TOWN OF MUNSTER
PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JULY 12, 2011, 7:30 PM
MAIN MEETING ROOM – TOWN HALL**

Call Meeting to Order - The meeting was called to order at approximately 9:25 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 David Nellans Rolland Raffin	<u>Members absent:</u> Andy Koultourides Michael Mellon	<u>Staff present:</u> Steve Kennedy Clay Johnson
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Approval of Minutes – Mr. Baker made a motion to approve the June 14, 2011, minutes as presented; Mr. Raffin seconded the motion. The motion passed by a vote of 5 to 0.

Preliminary Hearing – NONE

Public Hearing – NONE

Site Plan Review – **School Town of Munster, 1301 Fran-Lin Parkway, Frank H. Hammond Elementary School parking lot.** Dan Szany of Carras-Szany-Kuhn Architects and Sue Vauter of the School Town of Munster described the project to the Plan Commission. Mr. Szany stated that the proposed project is an extension of the current parking lot to the east of Frank H. Hammond Elementary School that is used for some faculty/visitor parking and for pick-up/drop-off. The project also is taking the adjacent sidewalks and fixing them due to their poor condition. The architect stated that this project will require the cutting of some trees which may make them fall below what is required by code. To reconcile this issue the School Town is willing to plant numerous bushes and ornamental grasses to enhance the landscape of the parking lot.

Ms. Vauter stated that a variance from the requirement of ornamental fencing and irrigation was granted by the BZA that same evening, with conditions. Additionally, Mr. Szany stated that light poles would face the building so that no fugitive light would cross the property line.

Mr. Raffin asked where the bushes as required by the BZA variance would be located. Mr. Szany said that they would be located between the trees along Elmwood Drive. Mr. Raffin was afraid that these bushes may block visibility.

Mr. Kennedy stated that the Plan Commission can recommend that the BZA reconsider its motion, but that the site plan review cannot simply override it. A joint meeting between the Plan Commission and BZA was recommended to resolve the landscape issue.

Mr. Raffin moved to except the site plan and have the two boards meet to resolve the landscape issue. The landscape plan can then be approved at that meeting. The motion was seconded by Mr. Baker and carried 5-0.

Harrison Ridge Square, PIMA Properties, 435 Ridge Road, “Mark O.’s” Restaurant Facility.

Mark Kresno, PIMA Properties 612 W. 81st Avenue, Merrillville, IN, spoke as the property manager for Harrison-Ridge Square. Mr. Kresno stated that they were discussing with a potential tenant who would like to locate a restaurant facility at the former Café Elise property. Mark Oprisko, the potential tenant, told the Board he would like to open a bar/grill facility at this property which included outdoor dining. He explained that he has met with the architect and plans to improve the façade along Ridge Road. He also explained that he has obtained a three-way liquor license.

Mr. Cleon Stutler, architect for the applicant described the façade changes to the former Café Elise building. He stated that the mansard roof would be replaced, and a new window added to match the one currently at the site. A stainless steel fence would wrap about half of the outdoor dining while the rest would be screened with shrubs. This half fencing/screening proposal is satisfactory to excise police and the property owner.

Ms. Hasiak asked if the steel railing could be wrapped around the entire perimeter of the outdoor area to limit traffic and increase the safety of the patrons.

Mr. Baker asked if the changes to the façade were restricted to the southward facing wall. Mr. Stutler said that the most significant changes were along that wall, but some would extend around the building.

Mr. Raffin asked what type of establishment the owner was hoping to offer. Mr. Oprisko stated that he was hoping that it would be a bar/grill for the 30+ year old crowd that will have space for family dining.

Mr. Friedman made a motion to continue this hearing to next month, requesting more color drawings and more detail as to how this establishment will fit in with the remaining facility. Mr. Raffin seconded the motion. The motion carried 5-0.

Town of Munster – Parks and Recreation, 8500 Calumet Avenue, Community Park. Mike Matthys, Linden Group and Joe Nordman, Robinson Engineering, explained the improvements coming to Community Park and the phasing of those improvements. It was explained that the curb cuts would be reduced along Calumet Avenue by eliminating those cuts for the Boy Scouts and reducing the library from 2 to 1. These will now be reached from an internal road at the park. An improved entranceway and signage will lead traffic into the park off of Calumet Avenue. Traffic signals between Ridge and Fisher would be looped together, giving preference to the main traffic on Calumet Ave. After a discussion of the field layout, drainage, and parking it was decided that a joint meeting between the Park Board and Plan Commission could be conducted so that these concerns could be addressed.

Mr. Baker voiced his concerns with having a detention pond at the site and recommended that maybe an alternative, such as a pump station, could be used in stead. He worried that unattended children may get into the pond. Mr. DeGiulio stated that there would be curbs that separated the school parking lot from the pond and that grasses would be placed around the perimeter of the pond to minimize those that would attempt to get near it.

Mr. Friedman moved to continue the hearing to the joint meeting with the Park Board. Mr. Baker supported the motion. The motion carried 5-0, by voice.

Additional Items for Discussion –

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- a. **Discussion of Mechanical Screening Ordinance** - Mr. Johnson said that the ordinance has been revised to reflect the suggestion made at the last meeting allowing the Plan Commission discretion on the materials used to screen mechanical and electrical equipment. A motion to recommend to the Town Council was made by Mr. Raffin and seconded by Mr. Friedman. The motion carried 5-0, by voice.
- b. **Discussion of Preservation of Right of Way Ordinance** – Mr. Johnson explained that this ordinance codifies something that is already in practice by the Plan Commission. This ordinance requires developers to include existing bike paths in their development. If bike paths are disturbed, they must either be relocated or rebuilt to maintain connectivity. Mr. Friedman moved to set this item for public hearing, seconded by Mr. Baker. The motion carried 5-0, by voice.

Findings of Fact - NONE

Mr. Raffin motioned to adjourn, seconded by Mr. Baker and the meeting adjourned at approximately 11:35 PM.

The next regular meeting of the Plan Commission will be held on August 9, 2011 at 8:30 PM.

Chairperson, Munster Plan Commission

Date