

**TOWN OF MUNSTER
PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 9, 2011, 8:30 PM
MAIN MEETING ROOM – TOWN HALL**

Call Meeting to Order - The meeting was called to order at 8:30 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 Dr. 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. Baker made a motion to approve the July 12, 2011, minutes as amended; Mr. Raffin seconded the motion. The motion passed by a vote of 7 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.** (From previous meeting) 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.

(During the prior joint meeting) The landscape plan was approved acknowledging that no trees would be built in the swale and that the bushes along Elmwood would not exceed a height of three feet.

Three Floyds Brewery, 9750 Indiana Parkway – With no applicants to speak on this issue, the item was continued until next month's hearing. Motion to continue made by Mr. Mellon, seconded by Mr. Raffin, and carried 7-0.

Additional Items for Discussion –

- a. Preservation of Right of Way Ordinance Public Hearing** – 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. Baker asked how a developer would know, other than this ordinance, to be sure to restore all bike paths. Mr. Johnson explained that while this is already asked for by the Plan Commission. A line could be added to the site plan review checklist.
Mr. Mellon moved to favorably recommend this ordinance to the Town Council, seconded by Mr. Friedman. The motion carried 7-0, by voice.

Findings of Fact - NONE

Mr. Raffin motioned to adjourn, seconded by Mr. Baker and the meeting adjourned at approximately 8:45 PM.

The next regular meeting of the Plan Commission will be held on September 13, 2011 at 7:30 PM.

Chairperson, Munster Plan Commission

Date