

**TOWN OF MUNSTER
PLAN COMMISSION
SPECIAL MEETING MINUTES
TUESDAY, AUGUST 28, 2012, 7:00 PM
MAIN MEETING ROOM – TOWN HALL**

Call Meeting to Order - The meeting was called to order at approximately 7:00 p.m. by Mr. Stuart Friedman, Chairperson of the Plan Commission.

<u>Roll Call</u> -	<u>Members present:</u> William F. Baker John Edington Stuart J. Friedman Michael Mellon Roland Raffin John Reed Joseph Simonetto	<u>Members absent:</u>	<u>Staff present:</u> Clay Johnson Steve Kennedy
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Approval of Minutes – No minutes available for approval.

Preliminary Hearing – NONE

Public Hearing – PC 11-005 – Lake Business Center, Request for subdivision approval for hotel parcel. Mike Ford, SEH Development and Mitch Simborg and Phil Goldberg, Simborg Development, were present on behalf of the applicant. Mr. Goldberg explained that the petitioner was seeking subdivision of a parcel north of the existing Lake Business Center warehouse that will include the footprint of a four-story, ninety-nine room hotel. This lot was identified as “Lot 9” on the distributed materials. The terms of a berm easement that was located on Simborg’s property was agreed to by the applicant and the neighboring Cambridge Court Condominium Association. The terms include that Simborg agreed to take financial responsibility of the berm and include a landscaped wall that the neighboring residents can access.

Mr. Friedman opened the floor to the public.

Mr. Lawrence Arendt, 537 Cambridge Court, acts as president of the condominium owners association. He expressed his displeasure of not being informed of the progress being made at the site after their board and Simborg came to an agreement. Mr. Arendt expected to see elevations and artist renderings as well as progress updates of construction. Mr. Goldberg explained the agreement was reached on May 18, 2012 and that plans were being prepared. Mr. Goldberg also informed the residents that the berm was owned by Simborg Development and would be replaced by a more accessible landscaped wall.

Mr. Joseph Belovich, 1217 Ballybunion Court, rents condominiums and is disappointed the berm is gone and the lack of information provided to the condominium owners. Mr. Belovich stated that the berm was gone before the owners knew about the work.

Heidi Levy, 545 Cambridge Court, expressed concerns about the location of commercial buildings and the hotel and their effects on property values.

Elizabeth Zieba, 636 Cambridge Court, claimed that she worried about raising property values and the higher taxes that are associated with them. She worried about the ability to see her condominium.

Rose Kutcka, 630 Cambridge Court, objected to how long it has taken for the developer to prepare plans for the neighboring residents and wanted better description of the “useful” side of the berm.

David Nellans, 1535 Ridge Road, current Town Council President, recalled difficulties of placing the condominiums next to the Lake Business Center.

Mary Owens, 621 Cambridge Court, asked about security for the homes. Mr. Simborg stated that the new landscaped wall will extend the northern length of the property and tie into the current wall at the Hampton Inn. There will not be a way to get through the wall on that side.

Peggy Ackerman, Resource Management, stated that she was the property manager for the condominiums and asked if there was sufficient parking at the site to prevent cars from parking on adjacent properties. Mr. Goldberg said that parking is sufficient and should not impact nearby properties.

Mr. Friedman closed the floor to public comment.

Mr. Reed wanted to ensure that the Plan Commission was not approving the subdivision of the entire site, but simply the hotel parcel (Lot 9). Mr. Kennedy ensured that this was the only item that the Plan Commission was voting upon. Mr. Johnson stated that this was only preliminary approval and that the petitioner must come back before the Commission for final approval.

Mr. Baker asked if this site was still a part of the original PUD. Mr. Kennedy stated that this piece would remain under the same zoning as the remainder of the site.

Mr. Mellon expressed his displeasure with an initial rendering of the hotel and hoped that the elevations brought before them for site plan approval have enhanced aesthetics. Mr. Simborg expressed a similar displeasure and said they were discussing a better look for the hotel.

Mr. Mellon moved to approve the subdivision of 2.68 acres of land for the Lake Business Center hotel, depicted as Lot 9 in the provided materials. Mr. Mellon continued that this subdivision is subject to all the conditions of the PUD and that the petitioner must come before the Plan Commission for all subsequent approvals, including but not limited to site plan review. Mr. Simonetto seconded the motion. The motion carried by a vote of 5-1, with Mr. Friedman abstaining.

Site Plan Review – NONE

Additional Items for Discussion

1. Hotel Landscape Plan – Lake Business Center – The petitioner wished to withdraw this item from the agenda and submit the plans at a later date.
2. Warehouse Façade Approval – Lake Business Center – Samples of the materials and a picture of a wall were provided to the Plan Commission for the façade of the east facing

wall of the south warehouse. The façade is needed to seal the wall and provide a more attractive frontage to the residents and potential tenants.

Mr. Mellon explained that his concerns about this approval solidifying the direction and layout of the site have been addressed. He stated that he is more comfortable with the future prospects at the site and believes that an enhanced marketing effort by Simborg will improve the prospects at the site.

Mr. Reed stated that he believed the materials for the wall were acceptable and moved to approve the materials as depicted. Mr. Simonetto seconded the motion.

Mr. Raffin asked if this façade would be continued down the south facing wall of the warehouse, facing Pepsi. Mr. Simborg stated that the potential for a road between Pepsi and the Lake Business Center is being worked out and may affect what is done to that particular wall.

The motion carried by a vote of 6-0, with Mr. Friedman abstaining.

3. Plat Committee Members – Mr. Mellon nominated Mr. Raffin, Mr. Reed, and Mr. Simonetto to serve as members of the Plat Committee. Mr. Edington seconded the motion. The motion carried 7-0.

Findings of Fact – NONE

Mr. Mellon motioned to adjourn; Mr. Edington seconded the motion, and the meeting adjourned at approximately 8:30 PM.

The next regular meeting of the Plan Commission will be held on September 11, 2012 at 7:30 PM.

Chairperson, Munster Plan Commission

Date