

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 28, 2007, 7:30 P.M.
MUNSTER TOWN HALL**

Call meeting to order - The meeting was called to order at 7:45 p.m. by Mr. Friedman, Chairman of the Plan Commission.

<u>Roll call</u> -	<u>Members present:</u> Michael J. Mellon Jill A. Hasiak Roland R. Raffin Stuart J. Friedman William F. Baker John Edington David B. Nellans	<u>Members absent:</u>	<u>Staff present:</u> Steve Kennedy James Mandon
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Approval of Minutes – Mr. Nellans made a motion to approve the minutes of the July 24 meeting. The motion was seconded by Mr. Edington, and then approved by unanimous vote of the members present.

Preliminary Hearing –

Petition 07-008 – David Wickland, representing Joe Williamson and Terry McMahon, explained the request to re-subdivide 1.90 acres from 2 back into 1 lot, in Harris Addition, on Palmer Singleton Drive, on property zoned C1. He said that by dividing the lot into 2 resulted in setback and coverage issues. He said they preferred to merge the property into one lot and build only one building. Mr. Mellon made a motion to move the petition to public hearing at the September 25 meeting. The motion was seconded by Mr. Raffin, and then approved by unanimous vote of the members present.

Public Hearing –

Petition 07-006 – Richard Anderson, representing GB Indiana 2, LLC, explained the request to re-subdivide lots 3 and 4 in Main Crossing, on the NE corner of Main and Calumet on property zoned C1 Commercial. Mr. Raffin requested that sidewalks be continued up to the building to encourage safe pedestrian access to the store. Mr. Friedman said he agreed that pedestrian access safety was important. Mr. McGregor said he would add this to the plans. Mr. Kennedy stated that the public hearing notification requirements had been satisfied. Mr. Friedman opened the public hearing, and since no member of the public wished to speak on this petition, Mr. Friedman then closed the public hearing. Mr. Mellon made a motion to approve the petition conditioned on added sidewalks from the public walk to the building. The motion was seconded by Mrs. Hasiak, and then approved by unanimous vote of the members present.

Petition 07-007 – Amendment to Zoning Ordinance – Sections 26-1011, 1014, and 1031, signs. Mr. Mandon reviewed the draft changes to the sign code. Mr. Kennedy stated that the public hearing notification requirements had been satisfied. Mr. Friedman opened the public hearing, and since no member of the public wished to speak on this petition, Mr. Friedman then closed the public hearing. Mrs. Hasiak made a motion to recommend approval of the petition to the Town Council. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

Findings of Fact-

Mr. Mellon made a motion to approve Findings of Fact for Petitions 07-003 and 004, and table 002. The motion was seconded by Mr. Edington, and then approved by unanimous vote of the members present.

Adjournment - The meeting was adjourned by Mr. Friedman at approximately 8:20 p.m.

Stuart J. Friedman, Chairman, Munster Plan Commission

Date