

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 25, 2007, 7:30 P.M.
MUNSTER TOWN HALL**

Call meeting to order - The meeting was called to order at 7:30 p.m. by Mr. Friedman, Chairman of the Plan Commission.

<u>Roll call</u> -	<u>Members present:</u> Michael J. Mellon William F. Baker Roland R. Raffin Stuart J. Friedman John Edington David B. Nellans	<u>Members absent:</u> Jill A. Hasiak	<u>Staff present:</u> Steve Kennedy James Mandon
---------------------------	--	---	---

Approval of Minutes – Mr. Nellans made a motion to approve the minutes of the August 28 meeting. The motion was seconded by Mr. Edington, and then approved by unanimous vote of the members present.

Public Hearing – Petition 07-008 – David Wickland and Terry Levin, 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. Mr. Baker asked where the trash enclosure would be located to which Mr. Levin answered in the northwest corner of the lot. Mr. Nellans pointed out that it must be screened with like material used on the building façade. Mr. Mellon asked if the grounds would be equipped with a sprinkling system, to which the petition said yes. Mr. Mellon said the petitioner might reconsider some of the choices for landscaping to improve the viability and appearance. Mr. Mellon also asked for a lighting plan, which Mr. Levin said was not yet available. Mr. Baker asked about signs, to which the petitioner said there would be a wall sign and a freestanding sign facing Calumet. Mr. Mandon mentioned that there is a no-access easement along Calumet to prevent a future curb cut on that street. Mr. Mellon made a motion to approve the petition, subject to the staff team reviewing the remaining unresolved items from the development plan review, including but not limited to garbage enclosure, signage, lighting, etc. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

Findings of Fact- Mr. Nellans made a motion to approve Findings of Fact for Petitions 07-006, GB Indiana 2, LLC, request to re-subdivide lots 3 and 4 in Main Crossing, on the NE corner of Main and Calumet on property zoned C1 Commercial. The motion was seconded by Mr. Raffin, and then approved by unanimous vote of the members present.

Other Business – Mr. Mandon suggested that he and Mr. Kennedy work on a draft landscaping ordinance and present it at the next regular meeting. Members agreed.

Adjournment - The meeting was adjourned by Mr. Friedman at approximately 8:00 p.m.

Stuart J. Friedman, Chairman, Munster Plan Commission

Date