



To: President and Members of the Munster Town Council

From: Dustin Anderson, Town Manager
Tom Vander Woude, Planning Director

Date: May 27, 2020

Re: Approval of a conditional use permit for an outdoor dining area in a CD-4.A district in order to operate an outdoor dining patio at 313 Tap Room, 313 Ridge Road, (BZA Docket No. 20-004)

The purpose of this memo is to request Town Council approval of a conditional use permit for an outdoor dining area in a CD-4.A district in order to operate an outdoor dining patio at 313 Tap Room, 313 Ridge Road.

Background

The applicant Libro Inc/Tony Hanas opened the 313 Tap Room, a self-serve bar and restaurant in November 2019. During the remodel of the building, they presented plans for an outdoor dining area. The outdoor dining area was constructed. The applicant is now seeking a conditional use permit to open it to customers.

In a CD-4.A district, an outdoor patio is classified as a Conditional Use, which must be presented at a public hearing to the Board of Zoning Appeals (BZA). The BZA is required to forward a favorable, unfavorable or no recommendation for approval to the Town Council.

Representatives of Libro Inc appeared before the BZA at a public hearing on May 12, 2020. After hearing their presentation, the BZA voted 5 to 0 to forward a favorable recommendation for approval to the Town Council.

The Town Council must now take final action to approve or deny the conditional use permit.

The BZA recommended that the Town Council grant approval subject to the following conditions:

- The petitioner must implement their approved landscaping plan prior to opening the patio.

Additional details are provided in the attached draft minutes and BZA staff report.

Recommendation

The Board of Zoning Appeals recommends the following:

Approve a conditional use permit for an outdoor dining area in a CD-4.A district in order to operate an patio at 313 Tap Room, located at 313 Ridge Road, upon the condition that the petitioner implement their approved landscaping plan prior to opening the patio.

Attachments

1. Certification of BZA Decision Regarding Docket No. 20-004
2. BZA Docket No. 20-004 Staff Report dated May 7, 2020