



To: Dustin Anderson, Town Manager

From: Tom Vander Woude, Planning Director

Date: July 15, 2020

Re: Consideration of an ordinance establishing the Maple Leaf Crossing Planned Unit Development

The purpose of this memo is to request Town Council consideration of an ordinance amending the Munster Zoning Code and establishing the Maple Leaf Crossing Planned Unit Development.

Background

Maple Leaf Crossing LLC has submitted plans and an ordinance to establish the Maple Leaf Crossing Planned Unit Development at 9450 Calumet Avenue, the former Munster Business Complex.

Establishing a planned unit development is a zoning amendment and must be presented at a public hearing to the Plan Commission. The Plan Commission is required to forward a favorable, unfavorable or no recommendation for approval to the Town Council.

Representatives of Maple Leaf Crossing appeared before the Plan Commission at a public hearing on March 10, June 9, 2020, and July 14, 2020. Public comment including remonstrances is documented in the attached Plan Commission minutes. On July 14, 2020 the Plan Commission voted 5 to 0 to forward a favorable recommendation for approval to the Town Council.

The favorable recommendation included the following condition:

A traffic study for the intersection of Maple Leaf Boulevard and Calumet Avenue shall be completed and the intersection and traffic signals be designed and constructed prior to receipt of a certificate of occupancy for any building.

The Town Council must now take final action to adopt, reject, or amend the proposal. A rejection or amendment to the proposal requires further consideration by the Plan Commission

Additional details regarding the proposal are provided in the attached Plan Commission staff report.

Recommendation

The Plan Commission recommends the following:

Approval of Ordinance _____ amending the Munster zoning code to establish the Maple Leaf Crossing Planned Unit Development, upon the condition that a traffic study for the intersection of Maple Leaf Boulevard and Calumet Avenue shall be completed and the intersection and traffic signals be designed and constructed prior to receipt of a certificate of occupancy for any building.

Attachments

1. Ordinance _____
2. PC Docket No. 20-003 Staff Report dated July 14, 2020
3. PC Docket No. 20-003 findings of fact
4. Plan Commission minutes of March 10, 2020; June 9, 2020; July 14, 2020 (draft)