

MUNSTER PLAN COMMISSION
MINUTES OF BUSINESS MEETING
Meeting Date: December 8, 2020

Call to Order: 7:30 PM

The announced meeting location was Munster Town Hall. In accordance with the Governor's Executive Orders 20-09 and subsequent orders related to the COVID-19 pandemic placing restrictions on the number of people allowed to gather in one location, some members attended the meeting remotely via Zoom, a video conferencing application.

Pledge of Allegiance

Members in Attendance:

William Baker
Stuart Friedman (via Zoom)
Chuck Gardiner
Roland Raffin (via Zoom)
Steve Tulowitzki (via Zoom)

Members Absent:

Andy Koultourides
Brian Specht

Staff Present:

Dustin Anderson, Town Manager
(via zoom)
Tom Vander Woude, Planning
Director
David Wickland, Attorney (via
zoom)

Approval of Minutes:

a. November 10, 2020 Regular Meeting Minutes

Motion: Mr. Tulowitzki moved to approve.

Second: Mr. Friedman.

Resolved: Approved viva voce.

Preliminary Hearings:

a. PC Docket No. 20-011 SUBDIVISION – PRELIMINARY PLAT Guy Costanza/GM Contracting requesting approval of a preliminary plat for a one lot commercial subdivision at 407-411 Ridge Road.

Mr. Vander Woude presented his staff report. He said the subject property is located at 407-411 Ridge Road. He said the applicant is seeking to construct a 2500 square foot building; to build a building the two lots need to be platted and consolidated. He said that the plans for the project were originally submitted in December 2019 and received variances for off-street parking and front setback standards. He said the application was withdrawn in the summer and a new application was submitted in November. He said the project requires subdivision and development plan approval. He said the staff has provided some comments in the staff report that address the need for some revisions to the project. Mr. Raffin said that he agreed with staff recommendations and would like to see them incorporated into the plans presented at the public hearing. Mr. Baker said that this property is unique, but they have to provide an avenue for the developer to invest in the community. He said he's viewing this as a spec building and would recommend that the Town not be too aggressive on limiting the use. Mr. Raffin said that the façade is to be the height of a two-story building.

Motion: Mr. Raffin moved to schedule a public hearing for PC docket 20-011.

Second: Mr. Friedman.

Discussion: Mr. Gardiner said that the plans should incorporate the ideas and recommendations of the staff. Mr. Raffin said that the building is in a high-profile location so it must meet the Town standards.

Resolved: Yes: 5. No: 0. Abstain: 0.

Public Hearings:

- a. **PC20-008 BCORE Corridor Chicago LLC represented by Kimley-Horn requesting approval of a development plan to expand the driveway, alter a parking lot, and install landscaping and screening at the GE Appliance Distribution Center at 475 Superior Avenue.**

Mr. Vander Woude stated that the applicant is requesting variances and development plan approval to widen the driveway. The applicant requested that the BZA table their petition to allow them to make some operational changes. The BZA tabled their petition. He said he recommends that the Plan Commission table as well.

Motion: Mr. Raffin moved to table the petition.

Second: Mr. Tulowitzki.

Resolved: Aye: 5. Nay: 0. Abstain: 0.

Development Plans:

- a. **None.**

Findings of Fact:

- a. **None.**

Other Business/Additional Items for Discussion

- a. **PC 20-010 David Katona/Katona Development LLC requesting final plat approval for the Fairway Addition, a 25-lot residential subdivision, a resubdivision of the property located 8105-8250 Castle Drive.**

Mr. Vander Woude presented his staff report. He said that the preliminary plat for the Fairway Addition was approved earlier this year. He was given permission to construct public improvements, which need to be completed or bonded for to receive final plat approval, which allows him to construct buildings. He said that staff inspected the public improvements that have been completed and the Town Council accepted them along with a written guarantee and a two-year maintenance bond. He said they have also submitted a completion bond for the road surface course and the streetlights. He said the only item that still needs to be submitted is an electronic copy of the as-builts. He said that he is recommending that the Plan Commission grant final plat approval upon the condition that the electronic copy of the as-builts be received.

Motion: Mr. Raffin moved to grant final plat approval contingent upon the receipt of the electronic copies of the as-builts.

Second: Mr. Tulowitzki.

Discussion: Mr. Baker asked about the plowing of the new built roads that have not received the surface course. Mr. Vander Woude said that they have ramped up the road around the manhole covers. Mr.

Vander Woude said that they submitted a maintenance bond to cover any damage for two years. Mr. Wickland said that any damage caused by a town snow plow would be the responsibility of the developer. Mr. Tulowitzki asked whether the rear yard swales have been installed per the design. Mr. Vander Woude said the rear yard drains have been installed and the swales have been rough graded; the final grading will be completed for each parcel when the home is constructed. Mr. Tulowitzki commended the builders for the speed at which they are completing the project.

Resolved: Aye: 5. Nay: 0. Abstain: 0.

b. Calumet-Ridge Streetscape Plan presentation

Mr. Vander Woude presented background information on the Calumet Ridge Streetscape Plan. He said the project is partially funded by the Lake Michigan Coastal Program. The goal of the plan is to enhance the aesthetics and improve the walkability and economic vibrancy of the two corridors. He introduced Jodi Mariano of Teska Associates as the project manager. Ms. Mariano said that her team is about halfway through the study. The final deliverable will be concept level plans and an implementation plan; it will not be construction documents, but rather a plan that can be implemented over multiple phases. She said that Sam Schwartz Engineering is a subconsultant working on the transportation components. She described the goals of the plan, the study area, and the outreach activities. She described concepts for signage, plantings, street furniture, and public art. She described two alternatives: a minimum and a maximum. The minimum adds streetscape elements and other improvements without changing the street cross sections; the maximum adds the improvements and modifies the cross sections.

Mr. Baker asked how the Plan Commission can add input. Ms. Mariano said that the plan will not be finalized until March and they can send comments to Mr. Vander Woude. Mr. Tulowitzki said that he liked the idea of plazas along Ridge Road and the idea of putting together a downtown. He asked how a three-lane configuration on Ridge Road would work at the Lansing border where the road is 5 lanes. Ms. Mariano said that the Town would have to coordinate with Lansing during the engineering. Mr. Raffin said that he grew up in Lansing before they converted Ridge Road to three lanes and it's greatly improved. He asked whether there was a plan to limit truck traffic on Calumet and whether they would take the improvements south on Calumet past 45th Street. Ms. Mariano said that truck traffic would have to be studied further. She said that they are adding an element to the planning process that examines the impacts of the Ridge Road road diet on the adjacent streets. Mr. Vander Woude said that the design elements of this plan will be replicable on other streets in Town. Mr. Baker asked about the timeline and funding of the project. Mr. Tulowitzki said that he appreciates the inclusion of design elements from the 45th street project and that he thinks its important that we address the impacts on adjacent streets. He asked how they will decide on a pilot project. Ms. Mariano said that it may depend on whether they can bring in outside agencies to assist on the project. Mr. Anderson said that the Town has TIF and other funding available to implement the project. Mr. Vander Woude said that they are having a virtual public meeting this coming Thursday.

Next Meeting: Mr. Baker announced that the next regular business meeting will be January 12, 2021 at 7:30 p.m.

Adjournment:

Motion: Mr. Raffin moved to adjourn the meeting.

Second: Mr. Gardiner.

Resolved: Motion carries viva voce.

Meeting adjourned at 8:47 p.m.

President Bill Baker
Plan Commission

Date of Approval

Executive Secretary Thomas Vander Woude
Plan Commission

Date of Approval