MUNSTER PLAN COMMISSION
MINUTES OF BUSINESS MEETING
Meeting Date: April 13, 2021

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
Lee Ann Mellon
Roland Raffin (via Zoom)
Brian Specht (via Zoom)
Steve Tulowitzki (via Zoom)

Members Absent:

Staff Present:
Tom Vander Woude, Planning Director
David Wickland, Attorney

Approval of Minutes:

a. **March 9, 2021 Regular Meeting Minutes**

Motion: Mr. Raffin moved to approve as presented
Second: Mr. Gardiner
Resolved: Approved viva voce.

Preliminary Hearings:

a. **None.**

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.**

Motion: Mr. Raffin moved to continue PC docket 20-008.
Second: Mr. Tulowitzki.
Discussion: Mr. Baker asked how many times they will ask to continue. Mr. Vander Woude said they are still collecting data. Mr. Wickland said the board can continue indefinitely.
Resolved: Yes: 7. No: 0. Abstain: 0.

b. **PC 20-009 Guy Costanza/GM Contracting requesting approval of a development plan for a commercial development at 407-411 Ridge Road.**

Motion: Mr. Raffin moved to table the petition**.**
Second: Mr. Friedman.
Discussion: Mr. Raffin asked if the Town has a perspective on the amount of parking in the lot. Mr. Vander Woude said that the Board of Zoning Appeals had approved a parking variance for the property.
Resolved: Aye: 7. Nay: 0. Abstain: 0.

c. PC 21-002 Multiple Zoning Code Text Amendments

Mr. Vander Woude said that he presented a summary of the proposed revisions at a preliminary hearing last month. He said the code was revised substantially in December 2019. At the time of the approval, they anticipated the need to make some revisions after about a year. He said they have identified deletions, clarification, additions, and changes. The total number of revisions is 449. Mr. Vander Woude discussed the previous revisions that had been made to the code and discussed the timeline for the proposed revisions. He described the zoning map. He said the first set of zoning revisions address missing elements or clarifications. He described and the Plan Commission discussed revisions to the maximum height and areas of accessory structures in residential districts, the definitions of patio decks, the inclusion of ADA ramps as encroachments, the maximum width of driveways, the required parking surface, the definition of residential corner side yards, the number of principal buildings permitted on a residential lot.

He described and the Plan Commission discussed a set of minor amendments to development standards. He described revisions to the principal building side setback, maximum lot width, off-street parking location, façade articulation, screens, and outdoor dining conditional use standards.

He described and the Plan Commission discussed a set of minor amendments to the generally applicable standards of private lighting, tree replacement, and parking maximums. After discussion, the Plan Commission agreed to strike the staff recommendation to eliminate the ornamental lighting requirement for commercial parking lots. The commission suggested that the staff review the ordinance and provide a more detailed proposal for lighting.

He described and the Plan Commission discussed a set of significant amendments to the standards for signs, fences on corner lots, building materials, smoke, tobacco, and CBD shops, and legal non-conforming buildings and structures and signs. After discussion, the Plan Commission agreed to strike the staff recommendation to revise the standards for monument signs. Mr. Tulowitzki stated that he does not support the revision that would permit fences in front yards on corner lots.

Motion: Ms. Mellon moved to forward to the Town Council a favorable recommendation to approve the zoning text amendments presented under PC Docket No. 21-002 with the exceptions of the proposed deletion of TABLE 26-6.26-6.405.Q-1 PRIVATE LIGHTING TYPES and the revisions related to monument signs in TABLE 26-6.701.A SIGN TYPES - SUMMARY Monument Sign and TABLE 26-6.701.B SIGN TYPES SPECIFIC STANDARDS MONUMENT SIGN.
Second: Mr. Gardiner
Discussion: Mr. Tulowitzki said that he would vote against the motion because he opposed the revision that permits fences in front yards on corner lots
Resolved: Yes: 6. No: 1. Abstain: 0. Mr. Tulowitzki voting against.

Findings of Fact:

a. **PC 21-002 Multiple Zoning Code Text Amendments**

Motion: Mr. Gardiner moved to approve.
Second: Mr. Friedman
Resolved: Approved viva voce.

Other Business/Additional Items for Discussion

a. **None.**

Next Meeting: Mr. Baker announced that the next regular business meeting will be May 11, 2021 at 7:30 p.m.

Adjournment:
Motion: Mr. Gardner moved to adjourn the meeting.
Second: Ms. Mellon.
Resolved: Motion carries viva voce.

Meeting adjourned at 10:09 p.m.

_____	_____
President Bill Baker Plan Commission	Date of Approval
_____	_____
Executive Secretary Thomas Vander Woude Plan Commission	Date of Approval