

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

**Call to Order:** 8:50 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

**Members Absent:**

Brian Specht  
Steve Tulowitzki

**Staff Present:**

Tom Vander Woude, Planning  
Director  
David Wickland, Attorney

**Approval of Minutes:**

- a. **June 8, 2021 Regular Meeting Minutes**

**Motion:** Mr. Gardiner moved to approve as presented.

**Second:** Ms. Mellon

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

**Public Hearings:**

- a. **None.**

**Public Hearings:**

- a. **PC Docket No. 21-005 Stephen Richard Westerberg requesting approval of a preliminary plat consolidating the three residential lots at 10125 Norwich Drive, 10111 Norwich Drive, and 10110 Whitehall Garden.**

Mr. Vander Woude presented his staff report. He said that the applicant Stephen Westerberg has submitted plans to consolidate three lots in the West Lakes Phase IV subdivision into a single lot. He said the Westerberg Addition was created in 2020 when the applicant combined two lots into a single lot. He said the applicant is constructing a residential home on this lot and is now seeking to expand his rear yard by adding two additional lot for accessory structures. He said it's a residential subdivision. He said all easements will be retained. The only public improvement that will be required is the installation of sidewalks along Whitehall Garden and Norwich Drive which are typically constructed when a house is built. He said staff recommends approval.

Mr. Baker opened the public hearing. No comments. Mr. Baker closed the public hearing. Mr. Westerberg presented his request.

**Motion:** Mr. Raffin moved to approve as presented.

**Second:** Mr. Gardiner

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

**b. PC 21-006 HP Munster Investment LLC requesting approval of a development plan for a Hyatt Place Hotel at 9420 Calumet Ave. in the Maple Leaf Crossing PUD.**

Mr. Vander Woude presented his staff report. He said that this is a proposal for a four-story Hyatt Place hotel in the Maple Leaf Crossing planned unit development. The site plans have been approved with the PUD, so only the building architecture is subject to approval. Mr. Baker asked if the signs comply with the zoning ordinance. Mr. Vander Woude said they did not. Mr. Vander Woude said that there are standards that need to be reviewed by the board to determine whether the building complies. He said Approximately 50% of the overall façade is brick. The remaining approximately 50% is painted aluminum panels, and Nichiha siding. Mr. Raffin suggested that more brick and limestone be included on the building rather than cement board. Mr. David Beach developer of Maple Leaf Crossing LLC described the process of securing the hotel. He introduced Amit Shah as the hotel developer. He said that Hyatt has its own design and they have spent two and a half years negotiating the design. He said the canopy identifies the building as a Hyatt. He said this is a significantly higher quality design than other hotels in the area. Mr. Shah said he is a Munster resident. He said there are four different types of brick, two types of metal panels, and two types of Nichiha. He said it will be a 102-room hotel, with a 3000 sf meeting space, a bar, and a Top Golf gaming area available to the guests and public, and a pool and fitness center. He said the first floor would be all public areas. Mr. Baker asked Hyatt Place requires of the building. Mr. Shah said the metal paneling “edge”, the canopy, and the building materials which must meet a minimum requirement. Mr. Shah described the building materials to the Plan Commission. He said the Nichiha siding is a high-quality material. Ms. Mellon suggested incorporating some Indiana limestone bands to match the office building in the development. Mr. Raffin agreed. Mr. Gardiner suggested that the entrance be made more distinctive. Mr. Raffin said that other developments in town have had corporate designs and the town has required them to match Town standards for brick and stone; he said that they should incorporate more brick and limestone. Mr. Vander Woude said that there is a requirement that each Principal Building must have an identifiable Base, Middle, & Cap, and a portion of the building does not have a distinct cap element. Mr. Vander Woude said the main entrance is required to be clearly distinguishable from other parts of the building through the use of architectural Design. Mr. Baker asked if they can better distinguish the main entrance. Mr. Shah said they have two canopies; one for each entrance and there is an outdoor patio between them. Mr. Vander Woude said that blank walls are not permitted at frontage. He said that the east and west façades have very few ground floor windows. He said typically the Plank Commission has required four-sided architecture. Mr. Shah said the conference rooms have few windows to control light for presentations. Mr. Gardiner said that the façade facing Maple Leaf Road will be seen and should not be blank. Mr. Baker said Maple Leaf Road could have a significant amount of traffic and suggested windows or panels to break up the façade; he said that would be consistent with the requirements for Centennial Village. Ms. Mellon suggested additional architectural interest be included on the north side of the building. Mr. Gardiner agreed. Mr. Vander Woude said a Facade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings; he said that the Façade is differentiated by building materials on upper floor, but ground floor is not differentiated. Mr. Raffin suggested that the building

plans be revised and brought back to the board. Mr. Shah said they hoped to begin foundation work in September and have the building under roof before December.

**Motion:** Mr. Gardiner moved to table PC docket 20-006.

**Second:** Mr. Raffin.

**Discussion:** None.

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

- c. **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 said that the applicant had received the variances that they had applied for, and staff was recommending approval.

**Motion:** Mr. Gardiner moved to approve PC docket 20-008 approving 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.

**Second:** Mr. Friedman.

**Discussion:** Mr. Baker opened the public hearing. No comments. Mr. Baker closed the public hearing.

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

- d. **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 petition 20-009.

**Second:** Ms. Mellon.

**Discussion:** Mr. Baker opened the public hearing. No comments. Mr. Baker closed the public hearing.

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

#### **Findings of Fact:**

- a. **None.**

#### **Other Business/Additional Items for Discussion**

- a. **PC 21-008 Stephen Richard Westerberg requesting approval of a final plat consolidating the three residential lots at 10125 Norwich Drive, 10111 Norwich Drive, and 10110 Whitehall Garden.**

**Motion:** Mr. Raffin moved to approve PC 21-008.

**Second:** Mr. Friedman.

**Discussion:**

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

**Motion:** Ms. Mellon moved to set a public hearing for the August 10 Plan Commission meeting to amend zoning ordinance 1788 to revise the allowable building heights, district density, density units, and residential principal uses in zoning districts CD-4.A, CD-4.B, and CD-5.

**Second:** Mr. Raffin.

**Discussion:** Ms. Mellon said that she would like the Plan Commission to review how the maximum build out of the town would affect town services, traffic and the schools. She said that coming out of the work-study where they heard a proposal for a mixed-use building with over 235 units she would like to ensure that the Town can control what happens and review whether the permitted density is too dense. She said that the train is driving interest in development, and she wants to make sure the Town is prepared. Mr. Raffin and Mr. Gardiner agreed that the Plan Commission should review the subject. Ms. Mellon suggested Plan Commission work-study session.

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

Mr. Raffin suggested that a future topic for the Plan Commission review is the zoning for hotels.

**Next Meeting:** Mr. Baker announced that the next regular business meeting will be August 10, 2021, at 7:30 p.m.

**Adjournment:**

**Motion:** Mr. Gardiner moved to adjourn the meeting.

**Second:** Mr. Raffin.

**Resolved:** Yes: 5. No: 0. Abstain: 0. Motion carries.

Meeting adjourned at 10:19 p.m.

---

President Bill Baker  
Plan Commission

---

Date of Approval

---

Executive Secretary Thomas Vander Woude  
Plan Commission

---

Date of Approval