



## PLAN COMMISSION STAFF REPORT

**To:** Members of the Plat Committee

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** October 6, 2021

**Agenda Item:** PC Docket No. 21-017

**Application:** **Minor Subdivision – Preliminary Plat**

**Hearing:** **N/A**

**Summary:** Louis Carbonare/Carbonare Enterprises requesting approval of a preliminary plat of the Educate Addition to the Town of Munster consolidating two residential lots at 8120 and 8128 Castle Drive.

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**Applicant:** Louis Carbonare/Carbonare Enterprises

**Property Address:** 8120 and 8128 Castle Drive

**Current Zoning:** CD-3.R-2 Single Family

**Adjacent Zoning:** North: CZ  
South: CD-3.R-1  
East: CD-3.R-1  
West: CD-3.R-2

**Action Requested:** Approve preliminary plat

**Additional Actions Required:** Plan Commission approval of final plat

**Staff Recommendation:** **Approval**

**Attachments:** Educate Addition preliminary plat prepared by Torrenga Surveying dated 09-20-2021  
Fairway Addition Final Plat prepared by Torrenga Surveying dated 2020.11.17



Figure 1: Subject property outlined in red.

## BACKGROUND

Louis Carbonare/Carbonare Enterprises is requesting preliminary plat approval for a one-lot subdivision consolidating lots 14 and 15 in the Fairway Addition, commonly known as 8120 and 8128 Castle Drive. The lots are owned by the developer Katona Development LLC.

The Plat Committee can approve the preliminary plat without a public hearing. The Plan Commission must approve the final plat.

## DISCUSSION

The proposed subdivision is located in an R-1 Dwelling House zoning district. There is no maximum lot size or lot width in this district, so the proposed lot meets the zoning standards. Front setbacks and easements are shown correctly on the plat. The public improvements in the Fairway Addition have been completed and accepted by the Town of Munster or bonded for, so there is no need for additional financial surety.

## MOTION

The Plat Committee may wish to consider the following motion:

*Motion to approve PC Docket No. 21-017 granting approval of the preliminary plat for the Educate Addition.*



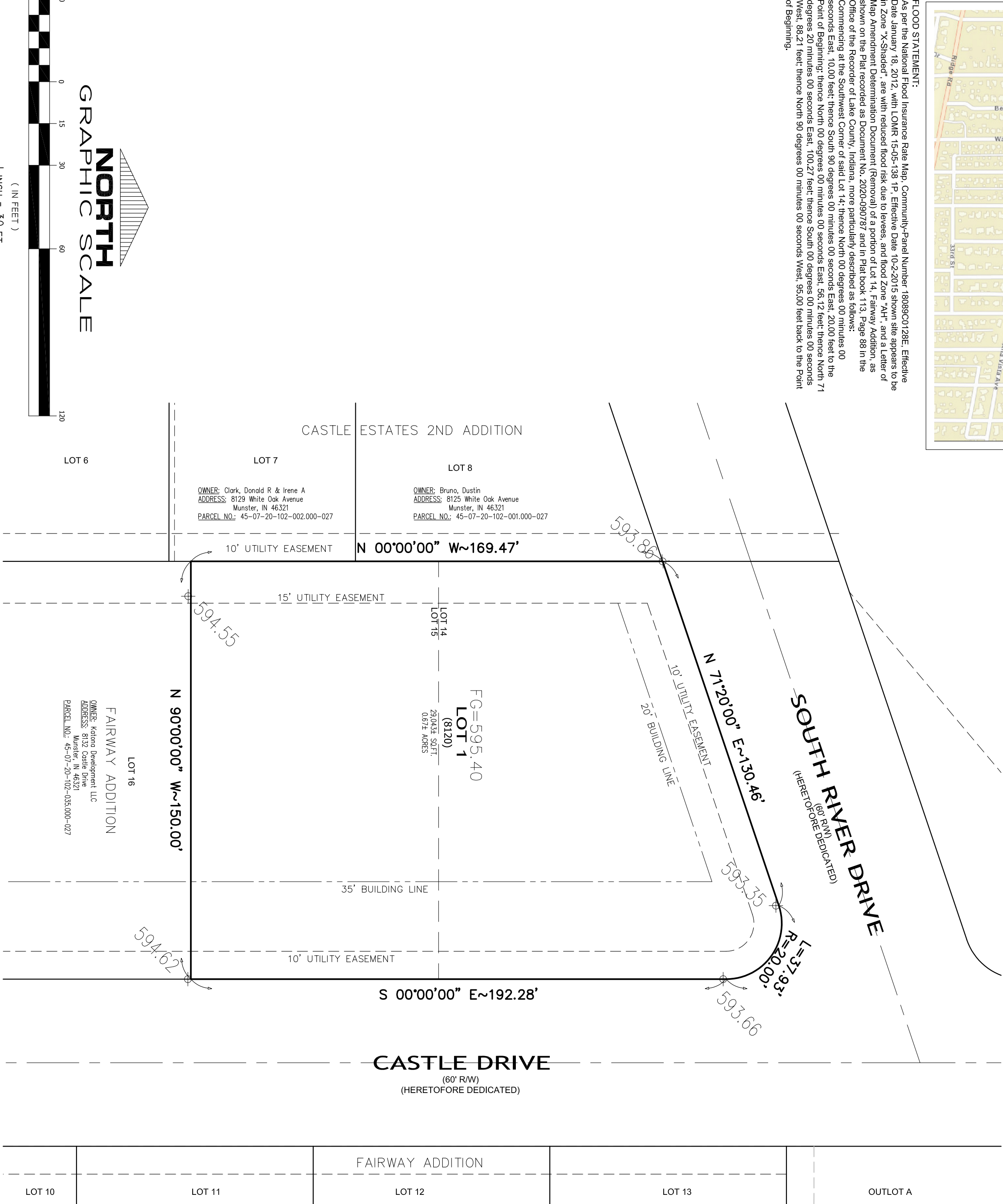
VICINITY MAP



**FLOOD STATEMENT:**  
As per the National Flood Insurance Rate Map, Community-Panel Number 18089C0128E, Effective Date January 18, 2012, with LOMR 15-05-138 1P, Effective Date 10-2-2015 shown site appears to be in Zone "X-Shaded", are with reduced flood risk due to levees, and flood Zone "AH", and a letter of Map Amendment Determination Document (Removal) of a portion of Lot 14, Fairway Addition, as shown on the Plat recorded as Document No. 2020-090787 and in Plat book 113, Page 88 in the Office of the Recorder of Lake County, Indiana, more particularly prescribed as follows:  
The subject property is located in the Fairway Addition, which is a subdivision of the 10.00 acre second East 10.00 feet thence South 90 degrees 00 minutes 00 seconds East 20.00 feet to the Point of Beginning thence North 00 degrees 00 minutes 00 seconds East 56.12 feet thence North 71 degrees 20 minutes 00 seconds East 100.27 feet thence South 00 degrees 00 minutes 00 seconds West 88.21 feet thence North 90 degrees 00 minutes 00 seconds West, 95.00 feet back to the Point of Beginning.

**EDUCATE ADDITION**  
**TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA**  
**BEING A RESUBDIVISION OF LOTS 14 AND 15 OF**  
**FAIRWAY ADDITION**  
**PRELIMINARY PLAT**

**LEGAL DESCRIPTION:**  
LOTS 14 AND 15 IN FAIRWAY ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 113, PAGE 88 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



**STATE OF INDIANA )**  
**COUNTY OF LAKE )**

We, the undersigned, Katona Development LLC, owners of the real estate shown and described herein, do certify that we have laid off, platted, and subdivided said real estate and designated the same as Educate Addition to the Town of Munster, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building setback lines are established as shown on the plat or if not shown, are subject to applicable zoning provisions, between which lines and property lines of the street there shall be no building or structures. Strips of ground are reserved for the use of public utilities for the installation of sub-surface electric lines, natural gas lines, telecommunication lines, water mains, water drainage, and sewer mains, and subject to the easements herein reserved. No structures are to be maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of land.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owners: \_\_\_\_\_  
Katona Development LLC

**STATE OF INDIANA )**  
**COUNTY OF LAKE )**

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Katona Development LLC, and do acknowledge the execution of the foregoing instrument as his/her voluntary act and deed, for the purposes herein expressed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
County of Residence: \_\_\_\_\_

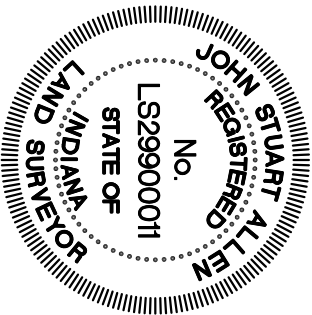
**STATE OF INDIANA )**  
**COUNTY OF LAKE )**  
Submitted to, accepted and approved by the Plan Commission of the Town of Munster, Lake County, Indiana this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**STATE OF INDIANA )**  
**COUNTY OF LAKE )**

I, John Stuart Allen, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana, that a boundary survey of the land shown and described herein was performed by John Stuart Allen with Torrennga Surveying, LLC, on September 20, 2021 and subdivided as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TORRENGA SURVEYING, LLC  
**PRELIMINARY**  
John Stuart Allen - Registered Land Surveyor No. LS29900011



**UTILITY EASEMENTS:**

An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain electric, gas, water, sewer, and other utility lines, conduits, pipes, and appurtenances, including but not limited to, manholes, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all purposes aforesaid and to turn and keep trimmed any trees, shrubs, or saplings that interfere with any such easements and to remove any such trees, shrubs, or saplings that interfere with any such easements. The easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regarding at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

**DRAINAGE NOTE:**

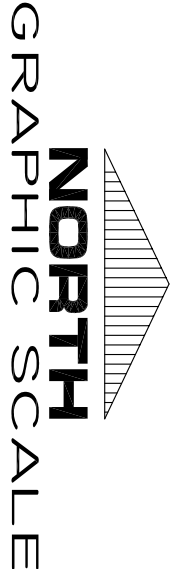
Property boundaries are to be graded to the elevations shown herein. Frontage grades are to be 1/4" per foot (normally 3-2 1/2") above the adjacent curb. House grades are shown (FG=000.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 150' above the back of curb at the center of the lot.

**COVENANTS:**

Declaration of covenants and restrictions applicable to Lots in Fairway Addition to the Town of Munster, Lake County, Indiana as recorded on December 9, 2020 as Document Number 2020-090787 in the Office of the Recorder of Lake County, Indiana.

**ZONING:**  
(R-1) SINGLE-FAMILY RESIDENTIAL

**GRAPHIC SCALE**  
( IN FEET )  
1 INCH = 30 FT.



CLIENT(S):  
CARBONARE ENTERPRISES

DATE: SEPTEMBER 20, 2021

JOB NO.: 2021-0936  
SCALE: 1"=30'  
DRAWN: CRA

2 Fairway Addition to Munster\dwg\Education Addition.dwg 9/22/2021 9:28:46 AM CDT

**PRELIMINARY PLAT OF**  
**EDUCATE ADDITION**

8120 CASTLE DRIVE  
THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA

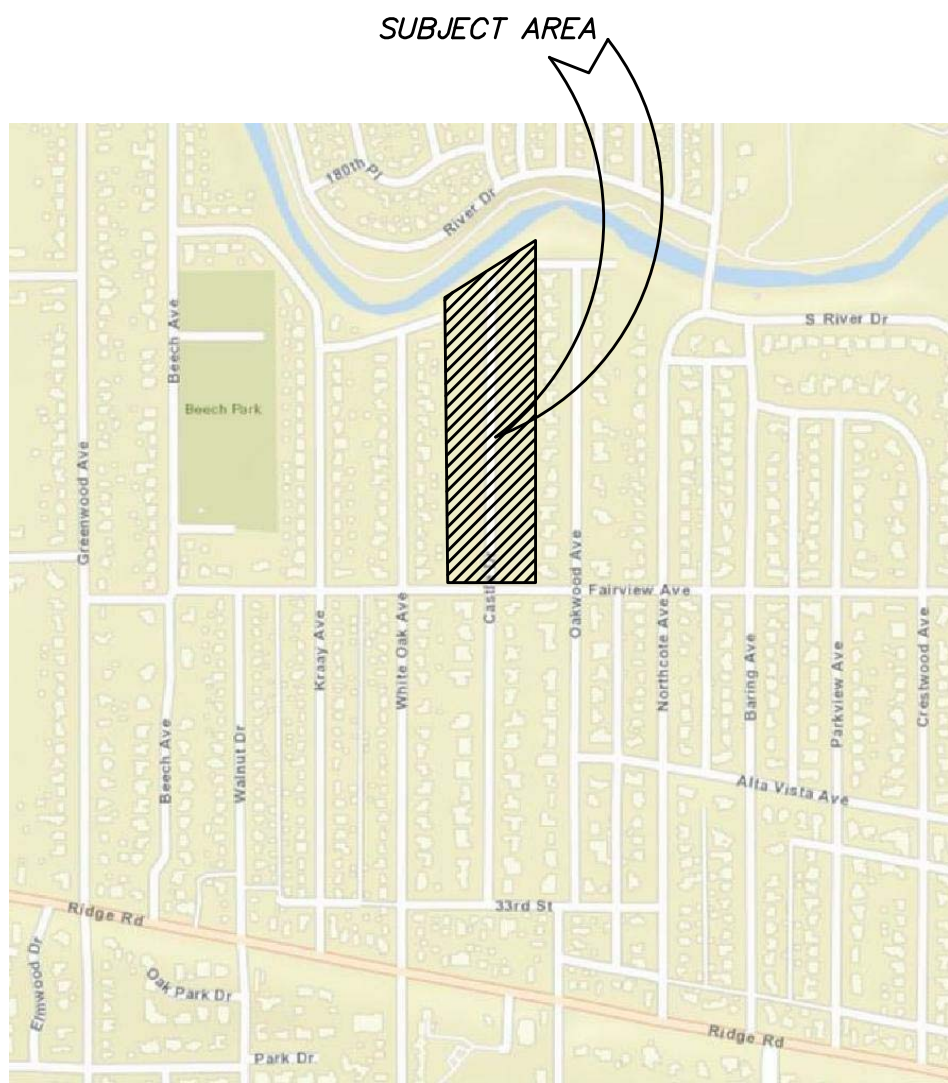
**TORRENGA SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. NO.: (219) 856-8918

WEBSITE: WWW.TORRENGA.COM







VICINITY MAP  
NOT TO SCALE



STATE OF INDIANA ) §  
COUNTY OF LAKE )

We, the undersigned, Katona Development LLC, do hereby certify that we are the owner of the property herein described and that of our own free will and accord have caused said property to be surveyed and subdivided into lots, blocks and streets as heron shown.

This subdivision shall be known and designated as FAIRWAY ADDITION, to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

Katona Development LLC

David Katona

STATE OF INDIANA ) §  
COUNTY OF LAKE )

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared David Katona, on behalf of Katona Development LLC, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that he executed the same as his own free act and deed.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

My Commission expires: \_\_\_\_\_  
County of Residence: \_\_\_\_\_ Notary Public

STATE OF INDIANA ) §  
COUNTY OF LAKE )

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

Chairman: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Executive Secretary: \_\_\_\_\_

STATE OF INDIANA ) §  
COUNTY OF LAKE )

I, Gary P. Torrenga, hereby state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a survey made under my direction in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on November 12, 2019; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Witness my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TORRENGA ENGINEERING, INC.

Gary P. Torrenga - Registered L.S. #S0514



FLOOD STATEMENT:

As per the National Flood Insurance Rate Map, Community-Panel Number 18089C0128E, Effective Date January 18, 2012, with LOMR 15-05-148 1P, Effective Date 10-2-2015 shown site appears to be in Zone "X-Shaded", area with reduced flood risk due to levees, and flood Zone "AH", requiring a conditional letter of map revision based on fill to be executed prior to construction.

UTILITY EASEMENTS:

An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

DRAINAGE NOTE:

Property boundaries are to be graded to the elevations shown hereon. Frontage grades are to be  $\frac{1}{4}$ " per foot (normally  $3\frac{3}{4}$ ") above the adjacent curb. House grades are shown (FG=000.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 150' above the back of curb at the center of the lot.

NOTES:

1. ALL FRONT BUILDING LINES ARE 35'.
2. THE PROPOSED DETENTION POND IS DEDICATED TO THE TOWN OF MUNSTER FOR MAINTENANCE PURPOSES.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL BE RECORDED BY THE OWNER PRIOR TO RECORDATION OF THE FINAL PLAT FOR THE SUBDIVISION.

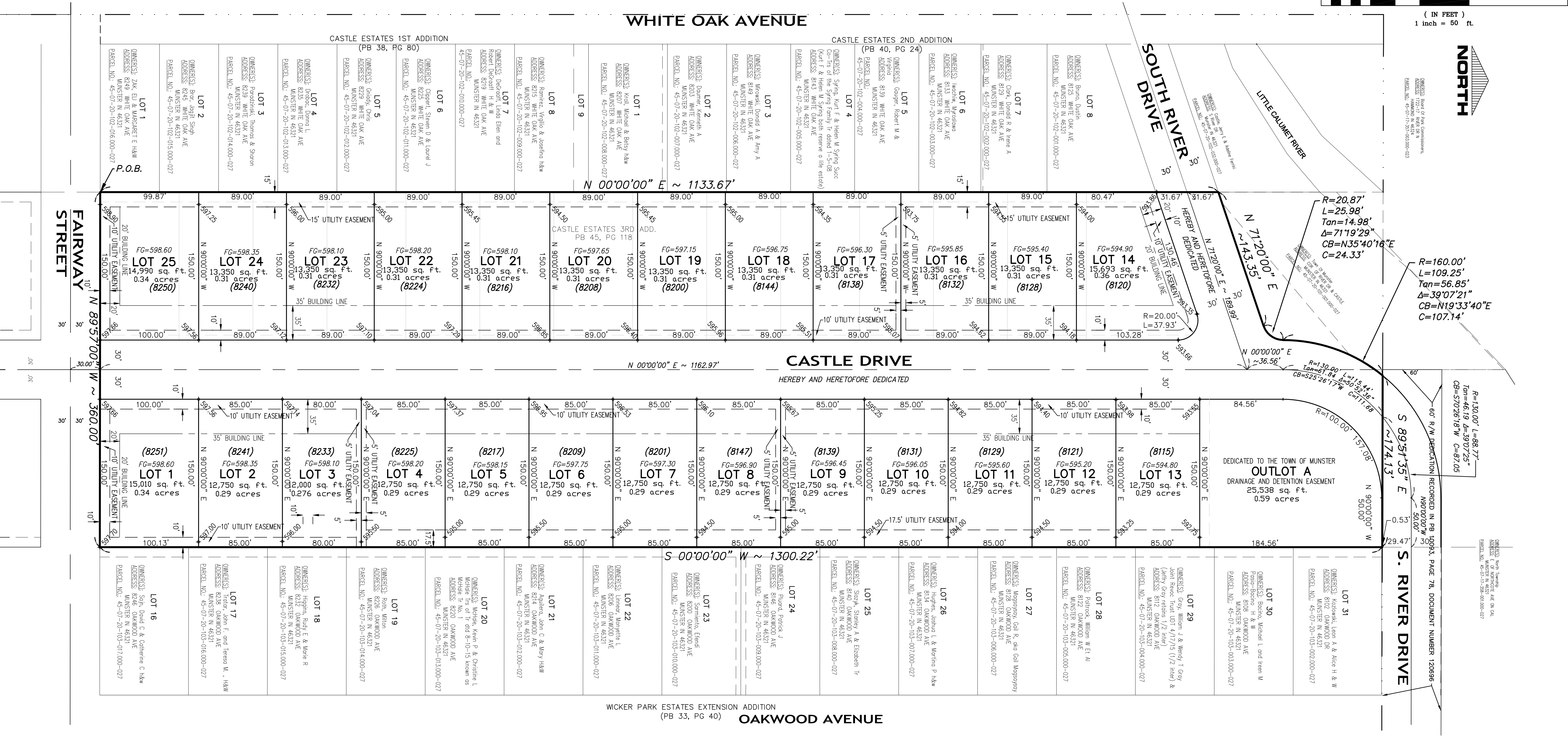
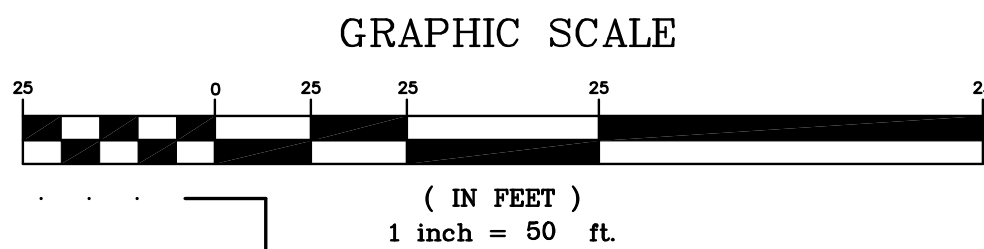
# FAIRWAY ADDITION

## TO THE TOWN OF MUNSTER

### LAKE COUNTY, INDIANA

### BEING A RESUBDIVISION OF PART OF CASTLE ESTATES 3RD ADDITION & PART OF THE NORTHWEST QUARTER, SECTION 20-36-9

Legal Description:  
Being a re-subdivision of Castle Estates 3rd Addition to the Town of Munster, as recorded in Plat Book 45, page 118 in the Office of the Recorder, Lake County, Indiana and part of the Northwest Quarter of Section 20, Township 36 North, Range 9 West of the Second Principal Meridian more particularly described as follows:  
Beginning at the Southwest corner of said Castle Estates 3rd Addition; thence North 00 degrees 00 minutes 00 seconds East, along the West line of said Castle Estates 3rd Addition, a distance of 1,133.67 feet, thence North 71 degrees 20 minutes 00 seconds East, a distance of 143.35 feet to a point of curve; thence Northeastly along a curve concave the Northwest and having a radius of 20.87 feet (the chord of which bears North 35 degrees 40 minutes 16 seconds East, a chord distance of 24.33 feet), an arc distance of 25.98 feet to a point of reverse curve; thence Northeastly along a curve concave to the Southeast and having a radius of 160.00 feet (the chord of which bears North 19 degrees 33 minutes 40 seconds East, a chord distance of 107.14 feet), an arc distance of 109.25 feet to the North line of said Section 20; thence South 89 degrees 51 minutes 35 seconds East, along the North line of said Section 20, a distance of 174.13 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 1,300.22 feet to the North right-of-way line of Fairway Street (60 feet wide); thence North 89 degrees 57 minutes 00 seconds West, along the North line of said Fairway Street, a distance of 360.00 feet to the point of beginning, containing 10.235 acres, more or less, all in the Town of Munster, Lake County, Indiana.



**TORRENGA ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. No.: (219) 836-8918  
website: [www.torrenga.com](http://www.torrenga.com)

FAIRWAY ADDITION  
TO THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA  
FINAL PLAT

CLIENT: KATONA BUILDERS  
8514 BARING  
MUNSTER, IN 46321

REVISIONS:  
DATE: 11-17-2020

SCALE: 1" = 50'

SHEET  
1 OF 1