PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Tom Vander Woude, Planning Director
Meeting Date:	April 12, 2022
Agenda Item:	PC Docket No. 20-009
Hearing:	**N/A**
Application Type:	**N/A**
Summary:	Guy Costanza/GM Contracting requesting modifications to the building frontage at 407-411 Ridge Road.

Applicant:	Guy Costanza/GM Contracting
Property Address:	407-411 Ridge Road
Current Zoning:	CD-5 Urban Center Character District
Adjacent Zoning:	North: CD-5 South: CD-5 East: CD-5 West: NICTD/Monon ROW
Action Requested:	Discussion of modifications to building frontage
Additional Actions Required:	None.
Staff Recommendation:	**Approval with conditions**
Attachments:	Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc. dated 04.04.2022 Ridge Café Addition Details and Specifications prepared by Torrenga Engineering, Inc. dated 04.06.2022 Exterior Elevations prepared by Rohn Associates dated 09.2.2021

BACKGROUND

In September 2021, Guy Costanza/GM Contracting received approval of a development plan for a 2500 square foot commercial development at 407-411 Ridge Road. A building permit for the foundation and site work was issued by the Munster Building Department in January 2022.

As construction commenced, a Munster Building Inspector discovered that the finished floor level is approximately 3 feet higher than the grade of the public right-of-way in front of the building. In order to compensate for this elevation change, the developer is proposing to regrade and install stairs, a ramp, and a raised stoop within the public right-of-way.

Attorney Dave Wickland is investigating the legal implications of the proposed encroachments into the public right-of-way.

A draft plan was presented to the Plan Commission by staff in March 2022. Staff met with Gary Torrenga of Torrenga Engineering after that meeting to communicate the Plan Commission's opinion about the encroachment into the public right-of-way and to request a detailed rendering of the proposed raised stoop and stairs. Torrenga Engineering has prepared a revised plan which is attached for Plan Commission review.

Representatives for the petitioner will be in attendance at the April 12, 2022 Plan Commission meeting to present their plans.

RECOMMENDATION

If the Plan Commission wishes to approve the plan, staff recommends that the following conditions be included:

1. A revised landscaping plan be submitted for Town staff approval.
2. The right-of-way be improved by the applicant in accordance with the Thoroughfare standards in the Munster zoning ordinance:
    a. Construct a sidewalk the entire width of the public frontage, i.e. from the back of curb to the edge of the public right-of-way, per Town specifications.
    b. Install planters or tree wells within a 4-to-6-foot area adjacent to the curb, per Town specifications.
    c. Install street trees at a rate of 1 per 30 feet, where space is available, per Town specifications.
    d. Relocate the existing fire hydrant, streetlights, and any other obstruction to the parkway/amenity zone, per Town specifications.
3. The south storefronts be modified with recessed entries, so the doors do not open into the walking path.
4. The stoop be constructed of the same masonry used on the building.
5. Stairs be added to connect the east side of the stoop to the public sidewalk.
6. A public sidewalk easement be recorded for the stoop area south of the building, or it be dedicated to the Town of Munster as public right-of-way.

LEGEND:

PROPOSED

- (#) NUMBER OF PARKING SPACES
- (A) ASPHALT PAVEMENT
- (B) BARRIER CURB
- (H) HEAVY DUTY CONCRETE
- (S) TYPICAL CONC. SIDEWALK (See Details)
- (W) CURB–WALK (See Details)
- TRAFFIC FLOW ARROWS

NOTES:

1. TOTAL SITE AREA = 0.495± ACRES (21,579± S.F.)
2. CURRENT ZONING: CD-5 URBAN CENTER
3. **PARKING**

   PARKING REQUIRED = 5 SPACES PER 300 SF
   2500 SF / 300 SF = 8.3
   8.3 * 5 = 41.5 SPACES = 42 SPACES

   PARKING SPACES PROVIDED = 31 SPACES*

   * VARIANCE HAS BEEN ACQUIRED
4. PARKING LOT AREA = 12,000 SQ FT
5. SEE ARCHITECTURAL PLAN FOR ACTUAL DIMENSIONS AND DETAILS OF THE PROPOSED BUILDING AND ENCLOSED DUMPSTER.

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SIDEWALK DETAIL
SCALE: 1" =5'

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

RIDGE CAFE ADDITION
MUNSTER, INDIANA

SITE PLAN

REVISIONS:
09–14–2021
06–15–2021
01–26–2021
01–06–2021
11–25–2020
04–10–2020
03–17–2020
04–04–2022
12–10–2021

DATE: 02–18–2020

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019–5034

SCALE: 1"=20'

SHEET
C–2.0

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 Ridge Cafe (7).dwg 4/6/2022 1:33:17 PM CDT

CONCRETE STAIR CROSS-SECTION AT RIDGE ROAD

NOT TO SCALE

CONCRETE RETAINING WALL DETAIL

NOT TO SCALE

RETAINING WALL RAILING DETAIL

NOT TO SCALE

NOTE:
1. THERE SHALL BE NO EXPOSED SCREW THREADING IN CONNECTION SECURING ALUMINUM POST TO INTERIOR STEEL POST

DUMPSTER ENCLOSURE

NOT TO SCALE

HANDICAP RAMP

NOT TO SCALE

SECTION A-A

SECTION B-B

CLEAN-OUT

NOT TO SCALE

BUILDING SERVICE CONNECTION (COMMON TRENCH SECTION)

NOT TO SCALE

TYPICAL WATER TAP SERVICE PIPING

NOT TO SCALE

DETECTABLE WARNING NOTES:
THE DETECTABLE WARNING STRIP MUST COVER THE ENTIRE WIDTH OF THE RAMP OPENING, EXCLUDING THE WINGS. ALL DOMES MUST BE ALIGNED IN THE DIRECTION OF TRAVEL. ONE CORNER OF THE LEADING EDGE OF THE DETECTABLE WARNING MAY BE MORE THAN 5 [127mm] BEYOND THE LEADING EDGE OF THE LOCATED ALONG A CURB RETURN. THE LEADING EDGE OF THE DETECTABLE WARNING MAY BE DEFINED BY THE CHORD DRAWN BETWEEN THE LEADING EDGES OF THE RAMP OPENING.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE EITHER A DIFFERENT SHADE THAN ADJOINING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

TRUNCATED DOME TACTILE - WARNING STRIP

NOT TO SCALE

NOTE:
A SERVICE CONNECTION TO EXISTING SEWER LINE WITH A DIAMETER OF 10" OR GREATER AN APPROVED SADDLE SHALL BE USED.

SERVICE CONNECTION DETAILS

NOT TO SCALE

ORIFICE PLATE RESTRICTOR

NOT TO SCALE

GENERAL SPECIFICATIONS FOR WATER MAINS

1. All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, and the State of Indiana.

2. All water main pipe shall be (A) Ductile Iron Pipe (ANSI A 21.51/AWWA C 151, Class 52) with bell and spigot push-on rubber gasket joints (AWWA CIII). All water main shall be wrapped with Polyethylene Bags. All water main pipe shall be installed with a minimum cover of 5.0 feet from the top of the curb to the top of the pipe. All fire hydrants, tees, bends, fittings, and necessary restrained joints lengths shall be suitable harnessed with Meg-a-Lug field lock gaskets, or equal. All bolts and nuts on water main structures shall be stainless steel. Pressure test at 150 psi for 2 hours. Other materials may be used only with the express written permission of the Town of Munster.

3. All water mains shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed sewer. The distance shall be measured from outside of pipe to outside of pipe. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.

4. Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The Contractor shall provide special backfill material across driveways and sidewalks in the event that a water main is installed underneath.

5. The Buffalo Boxes shall be arch pattern box style and shall be located in parkways, if possible. No Buffalo Boxes shall be located in concrete areas, and they shall have AWWA approved shut offs and corporation valves.

6. All water main pipe shall be disinfected by the use of liquid chlorine. The Contractor shall notify the town of Munster when the water main system (or portion thereof) is ready for testing.

7. The Contractor is responsible for water quality tests done by a State Certified Laboratory. The Town of Munster Water Department staff shall be notified and be present while tests are being performed. The approved water system shall be turned on by the Water Department Staff, only after the water quality reports have been approved.

8. The newly installed water main (or portions thereof) shall be subjected to a pressure and leakage test, using hydrostatic testing. Test pressure shall not be less than 1.5 times the working pressure or exceed pipe design pressure. Pressure shall not vary by more than ± 5 PSI for a minimum of a 2 hour duration test. The exposed pipe and joints shall be examined carefully during the test and any damaged or defective pipe or joints shall be replaced, and the test shall be repeated. The allowable leakage shall not exceed 11.65 gpd/mi/in of nominal pipe diameter at a pressure of 150 PSI.
All visible leaks are to be repaired regardless of the amount of leakage. The contractor shall be responsible for supplying all testing materials and appurtenances. The Town of Munster shall be notified when the water main (or portion thereof) is ready for testing.

9. The contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The Contractor shall supply the Developer (through the Project Engineer) with one set of reproducible original "As-Built" Plans and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of the final acceptance.

10. All watermain shall be polywrapped.

11. Fire protection service lines and domestic use service lines shall be tapped separately from the water main to allow for shutdown of the domestic service only for non-payment.

GENERAL SPECIFICATIONS FOR SANITARY SEWER

1. All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, Lake County, and the State of Indiana.

2. All sanitary sewer pipe, branches and fittings shall conform to one of the following: (a) Extra strength vitrified clay pipe (ASTM C-700) with push on rubber gasket joints (ASTM C-425). (b) Poly-vinyl chloride (PVC), SDR 26 (ASTM D-3034), with push-on rubber gasket joints (ASTM C-3212). Six inch service pipes shall be in accordance with the infrastructure improvement codes of the Town of Munster.

3. All improvements installed across paved or future paved areas shall be backfilled with sand or graded stone aggregate to the subgrade.

4. The competed sanitary sewer system shall be air tested for infiltration and shall have a maximum infiltration of 100 GPD/inch/diameter/mile of sewer pipe. The completed sanitary sewer system shall be air pressure tested for infiltration/exfiltration with 4 lbs. of pressure for 4 minutes. The testing shall conform to the procedure described in ASTM C-838-86 for clay pipe, ASTM C 924 for concrete pipe, ASTM F-1417 for poly-vinyl chloride pipe, and for other materials test procedures approved by the regulatory agency. The Contractor shall be responsible for supplying all testing materials and appurtenances. The Town of Munster shall be notified when the system (or portion thereof) is ready for testing.

5. Deflection tests shall be performed on all flexible pipe materials placed. The contractor shall be responsible for supplying testing materials and appurtenances. The tests shall be conducted after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection of 5%. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The test shall be performed without mechanical pulling devices. The Town of Munster shall be notified when the system (or portion thereof) is ready for testing.

6. Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The contractor shall provide special backfill material across driveways and sidewalks in the event that a sewer or main is installed underneath.

7. All sewers shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.

8. The Contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The Contractor shall supply the Developer (through the Project Engineer) with one set of reproducible original "As-Built" Plans and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of the final acceptance.

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Tel. No.: (219) 836-8818 website: www.torrenga.com

RIDGE CAFE ADDITION
MUNSTER, INDIANA

DETAILS AND SPECIFICATIONS

REVISIONS:
04-06-2022
02-17-2022
06-15-2021
01-26-2021
11-25-2020
04-10-2020

DATE: 11-27-2019

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034

SCALE: NONE

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

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FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 Details.dwg 4/6/2022 1:33:14 PM CDT

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

MUNSTER RETAIL
RIDGE ROAD
MUNSTER, INDIANA
46321

ROHN ASSOCIATES
ARCHITECTS & PLANNERS
13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-4670

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS REQUIRED

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ARCHITECT'S SEAL
STATE OF INDIANA
THEODORE ROHN
ARCHITECT
No. AR10500172
LICENSED ARCHITECT

ISSUE FOR:

9/25/20	DESIGN
9/2/21	DESIGN

EXTERIOR ELEVATIONS

SCALE: AS NOTED
PROJECT NO.: 20-438

A1