



PLAN COMMISSION STAFF REPORT

To: Members of the Plat Committee

From: Tom Vander Woude, Planning Director

Meeting Date: March 14, 2023

Agenda Item: PC Docket No. 23-004

Application: **Minor Subdivision – Preliminary Plat**

Hearing: **N/A**

Summary: Linda Twomey requesting approval of a preliminary plat of Twomey’s Addition to the Town of Munster consolidating two residential lots at 8345 and 8349 Kraay Avenue.

Applicant: Linda Twomey

Property Address: 8345 and 8349 Kraay Avenue

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

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

Action Requested: Approve preliminary plat

Additional Actions Required: Plan Commission approval of final plat

Staff Recommendation: **Approval with conditions**

Attachments: Twomey’s Addition preliminary plat prepared by Torrenga Surveying dated 02-15-2023
Twomey’s Addition preliminary plat with site plan prepared by Torrenga Surveying dated 02-15-2023
Plan Commission application
Rendering of proposed residence prepared by Barnesberger Architecture

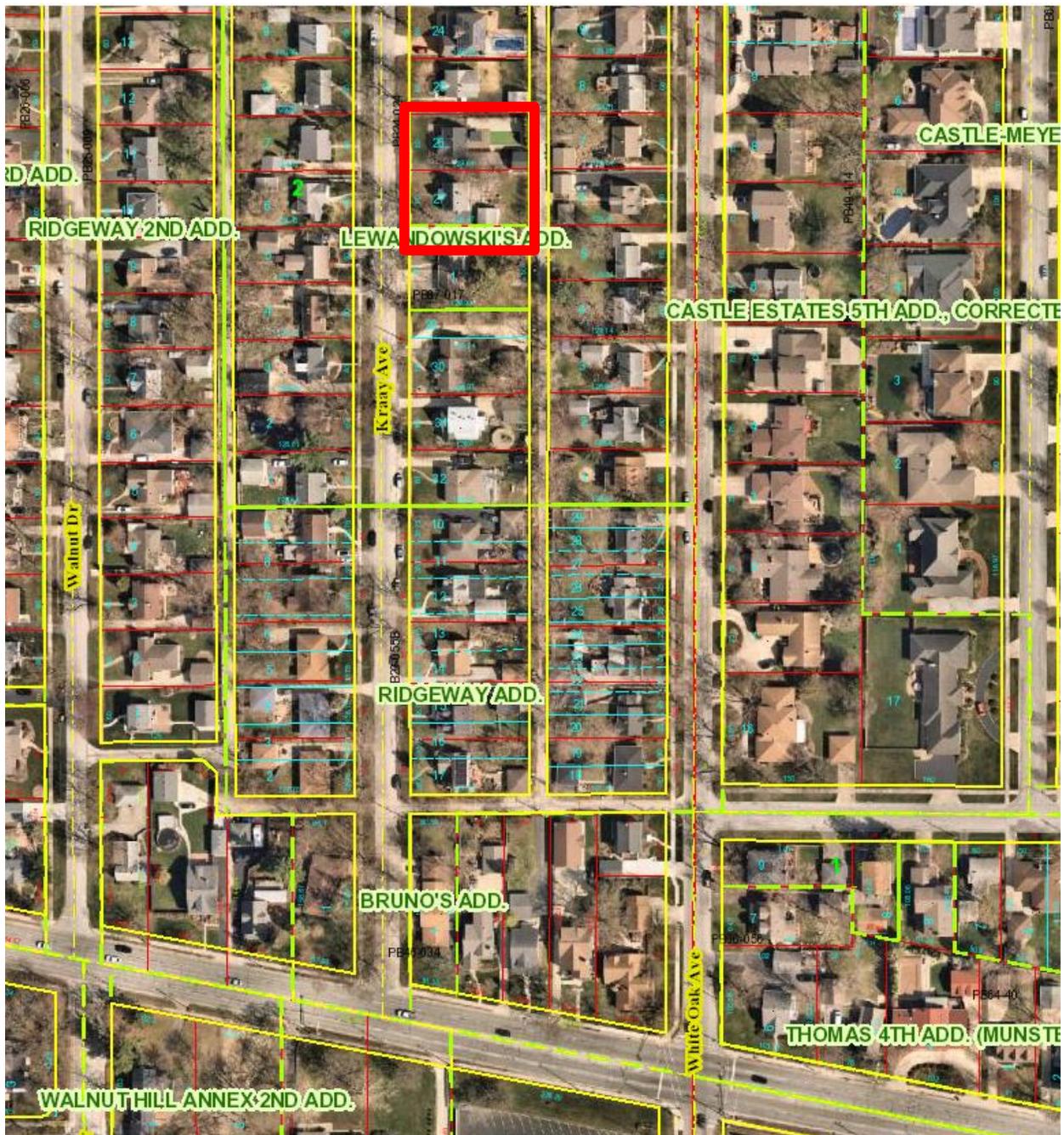


Figure 1: Subject properties outlined in red.

BACKGROUND

Linda Twomey is seeking approval of a minor subdivision to consolidate Lots 26 and 27 in the Kraay's Ridgeway Addition Block 1, commonly known as 8345 and 8349 Kraay Avenue. The lots are owned by the applicant.

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

The Plat Committee may approve the preliminary plat without a public hearing. After approval of the preliminary plat, the applicant must notify interested parties of their right to appeal the approval to Plan Commission. Upon review of any appeals, the Plan Commission may approve the final plat.

DISCUSSION

The proposed subdivision is located in an R-2 Dwelling House zoning district. There is no maximum lot size or lot width in this district, so the proposed lot meets the zoning standards. There are no public improvements required for this project and, therefore, no need for additional financial surety.

Staff notes the following:

1. The front setback line on the plat is shown as 30'. It should be corrected to 35', which is the minimum front setback in the CD.3-R.2 district.
2. Utility and drainage easements should be provided along the side lot lines; No rear lot lines easements are required because the rear lot line backs up to a 20' public alley.
3. The property at 8345 Kraay contains a garage that encroaches roughly 3' into the public alley. Staff recommends that the plat approval be conditioned upon execution of an encroachment agreement between the property owner and the Town.

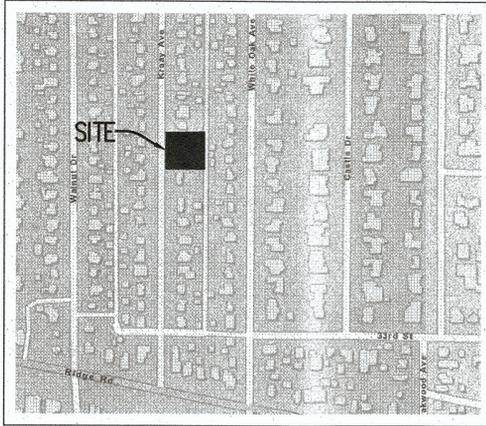
MOTION

The Plat Committee may wish to consider the following motion:

Motion to approve PC Docket No. 23-004 granting approval of the preliminary plat for the Twomey Addition, upon the following conditions:

1. *The front setback line on the plat be corrected to 35', which is the minimum front setback in the CD.3-R.2 district.*
2. *Utility and drainage easements are provided along the side lot lines.*
3. *The property owner and the Town execute an encroachment agreement addressing the garage encroachment into the public alley at 8345 Kraay.*

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0136F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

TWOMEY'S ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION:

LOTS 26 AND 27, IN BLOCK 1, IN KRAAY'S RIDGEWAY ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 24 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

STATE OF INDIANA)
COUNTY OF LAKE)

I, the undersigned, Linda Twomey, owner 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 TWOMEY'S 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: _____
Linda Twomey

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Linda Twomey, 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: _____
County of Residence: _____ Notary Public

STATE OF INDIANA)
COUNTY OF LAKE)

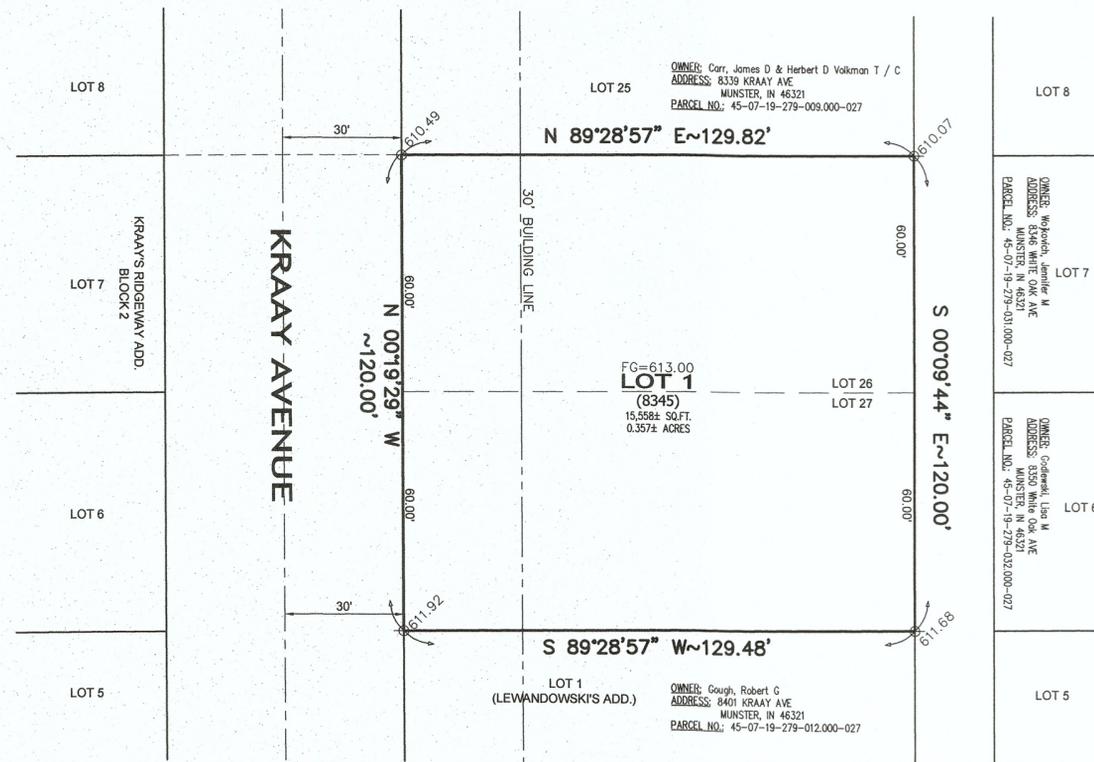
Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this _____ day of _____, 20____.

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

Chairman: _____ ATTEST: _____
Executive Secretary:

Witness my hand and Seal this _____ day of _____, 20____.

DRAINAGE NOTE:
Property boundaries are to match the existing grades shown hereon. House grades are shown (FG=000.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 1.50' above the top of pavement at the center of the lot.



(IN FEET)
1 INCH = 30 FT.

ZONING:
(R-2) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER:
LINDA TWOMEY
8345 KRAAY AVENUE
MUNSTER, INDIANA 46321

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 Torrenga Surveying, LLC, on January 30, 2023 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. LS2990011



LINDA TWOMEY	DATE: FEBRUARY 13, 2023
JOB NO: 2022-0843 SCALE: 1"=30' DRAWN: CRA	
Z:\Kraay's Ridgeway Addition 24-24\dwg\2022-0843 1.LDT.dwg 2/13/2023 2:51:31 PM CST	

**TWOMEY'S ADDITION
PRELIMINARY PLAT**
8345 KRAAY AVENUE
THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA

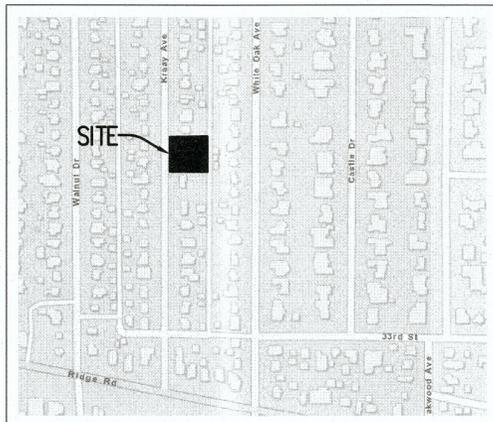
TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM



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NOTE:
EXISTING GRADE TO BE MAINTAINED ALONG THE BOUNDARY LINES AND WITHIN THE LOT WHERE IMPROVEMENTS ARE NOT PROPOSED

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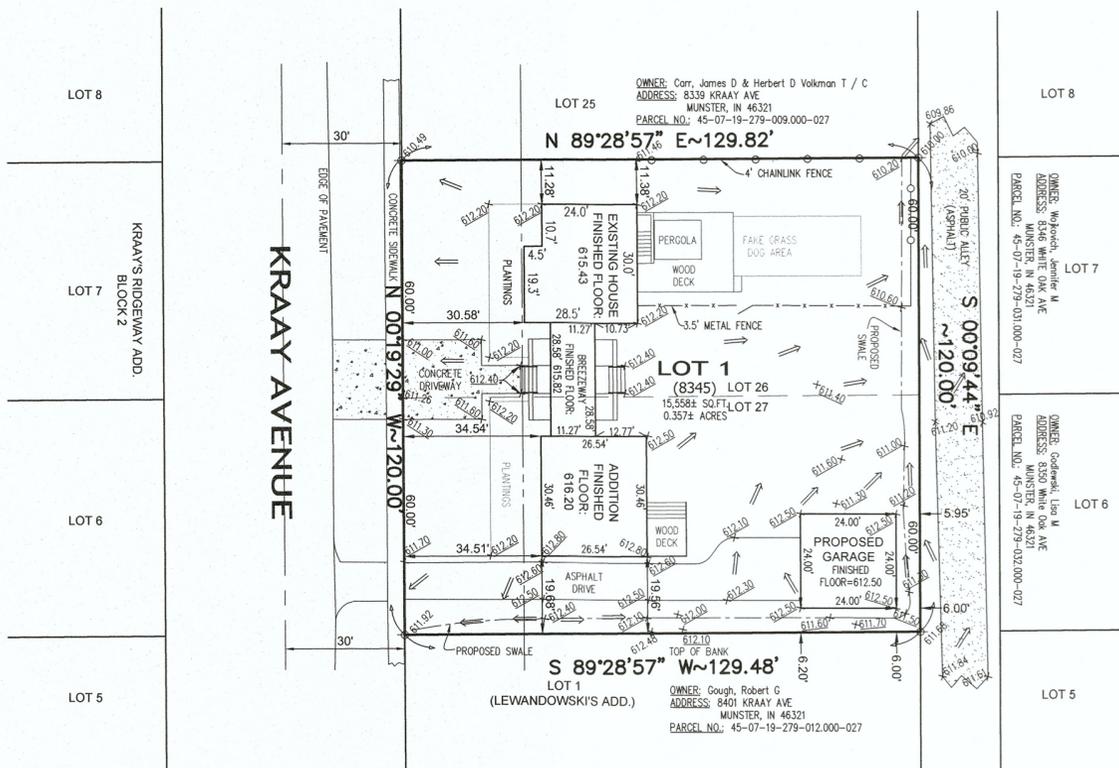
TORRENGA SURVEYING, LLC

PRELIMINARY
John Stuart Allen - Registered Land Surveyor No. LS29900011



LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRAINAGE FLOW



NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

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(R-2) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER:
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LINDA TWOMEY

DATE: FEBRUARY 13, 2023

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Z:\Kraay's Ridgeway Addition 24-24.dwg\2022-0843 1LOT.dwg 2/13/2023 2:51:31 PM CST

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PRELIMINARY PLAT

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Twomey Residence

Street View

Barnesberger Architecture