

## PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

From: Rachel Christenson, AICP, On-call Planner for the Town of Munster

Meeting Date: May 9, 2023

**Agenda Item:** PC Docket No. 23-011

Application: Zoning Amendment – Planned Unit Development Amendment

Hearing: PRELIMINARY HEARING

**Summary:** Maple Leaf Crossing LLC requesting approval of a subdivision, replatting the

Maple Leaf Crossing Planned Unit Development to add parking spaces and

modify Lots 2-7 and Outlots A and B.

**Applicant:** Maple Leaf Crossing LLC

**Property Address:** 9410-9470 Calumet Avenue

**Current Zoning:** Planned Unit Development

Adjacent Zoning: North: SD-M

South: SD-M/PUD East: CD-4.A West: SD-M

Action Requested: Preliminary Hearing

Additional Actions Required: Public Hearing

**Findings of Fact** 

Final Plat

Recording of Plat

**Staff Recommendation:** Continue Preliminary Hearing to June 13, 2023 to allow staff time to adequately

review the petition.

## **Attachments:**

- 1. Commercial Subdivision Application
- 2. Maple Leaf Crossing Site Plan prepared by Torrenga Engineering dated 05.04.2023

## **BACKGROUND**

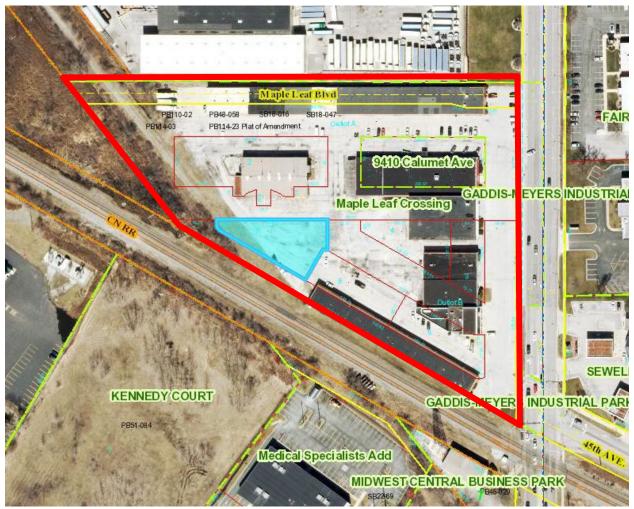


Figure 1: Maple Leaf Crossing PUD outlined in red. Subject property highlighted in blue.

This is a companion subdivision to the PUD Amendment (PC23-010). The request is the approval of a replat of the Maple Leafe Crossing Planned Unit Development to add parking spaces and modifies Lots 2-7 and Outlots A and B.

The PUD is currently governed by Ordinance 1803 which established the Maple Leaf Crossing Planned Unit Development at 9352-9482 Calumet Avenue, an approximately 6-acre parcel located at the northeast quadrant of the intersection of Calumet Avenue and the CN Railroad tracks. The ordinance was adopted in July 2020 by the Munster Town Council, on the recommendation of the Plan Commission.

## **MOTION**

The Plan Commission may wish to consider the following motion:

Motion to continue the preliminary hearing to June 13, 2023 for PC Docket No. 23-011 to consider a replat of the Maple Leaf Crossing Planned Unit Development to add parking spaces and modify Lots 2-7 and Outlots A and B.



Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

Petition PC 23 - 01/
Date: 4/20/23

Application Fee: \$ 1530.00 Fell
Sign Fee: \$

OWNER HATORNIA HON.	
MAPLE LEAF CROSSING CCC	219-746-0753
9410-9470 CANNET AVE Street address, City, ST, ZIP Code MVN STGR, IN 46321	Phone Number  SACK CLIESER & AUL CO  Email address
APPLICANT OR PETITIONER INFORMATION (if different than above):  JAY LIESEN  Name of Applicant/Petitioner	2/9-746-0753 Phone Number
Street address, City, ST, ZIP Code  MINISTEN TW 463 Z1	Email address
PROPERTY INFORMATION:	
Business or Development Name (if applicable)	
Address of Property or Legal Description	Current Zoning
APPLICATION INFORMATION:	
Please select what this Application is for:  Subdivision If yes, select one of the following:  Development Plan Review  Rezoning (including Planned Unit Development) – Proposed Zoning	liminary Plat   Final Plat Globe communicial Gulodivision
Brief Description of Project:	
KEPLATING MAGLE LEAF CA	OSSING AND
ADDING PANKINGAND REOVEL.	NG 60 + 5 + 6
AND ENLANGING LOTS 3,	17
TOMENCA ENGINEER ING Name of Registered Engineer, Architect or Land Surveyor	219-836-8918 Phone Number
907 RIPGE RA MUNSTEL IN	one Hamber

APR 2 0 2023

MUNSTER BUILDING DEPARTMENT

