



# 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 Torrenge 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 Leaf 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.*



Petition PC 23-011

Date: 4/20/23

Application Fee: \$ 2530.00 (pd)

Sign Fee: \$ \_\_\_\_\_

## Town of Munster Plan Commission Petition Application

### OWNER INFORMATION:

MAPLE LEAF CROSSING LLC

Name of Owner

219-746-0753

Phone Number

9410-9470 Calumet Ave

Street address, City, ST, ZIP Code

JACKCLIESER@AOL.COM

Email address

MUNSTER, IN 46321

### APPLICANT OR PETITIONER INFORMATION (if different than above):

JAY LIESER

Name of Applicant/Petitioner

219-746-0753

Phone Number

400 FISHER ST, SUITE J

Street address, City, ST, ZIP Code

JACKCLIESER@AOL.COM

Email address

MUNSTER, IN 46321

### 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:

☒ Preliminary Plat

☐ Final Plat

☐ Development Plan Review

1-5 lots commercial subdivision

☐ Rezoning (including Planned Unit Development) – Proposed Zoning District

### Brief Description of Project:

REPLATING MAPLE LEAF CROSSING AND  
ADDING PARKING AND REDUCING LOTS 5+6  
AND ENLARGING LOTS 3+7

TORRENCE ENGINEERING

Name of Registered Engineer, Architect or Land Surveyor

219-836-8918

Phone Number

907 RIDGE RD, MUNSTER, IN

Street address, City, ST, ZIP Code

Email address





