

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 27, 2007, 7:30 P.M.
MUNSTER TOWN HALL**

Call meeting to order - The meeting was called to order at 7:30 p.m. by Mr. Friedman, Chairman of the Plan Commission.

<u>Roll call</u> -	<u>Members present:</u> Michael J. Mellon William F. Baker Roland R. Raffin Stuart J. Friedman John Edington David B. Nellans Jill A. Hasiak	<u>Members absent:</u>	<u>Staff present:</u> Steve Kennedy James Mandon
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Approval of Minutes – Mr. Baker made a motion to approve the minutes of the October 23 meeting. The motion was seconded by Mr. Mellon, and then approved by unanimous vote of the members present.

Request for Extension – Petition 06-13 – Richard Anderson representing Ronald McFarland, Twin Oaks Condominiums, presented a request for a one year extension of a previously approved PUD, involving 2 – 8 unit buildings to be built on former Park Department property behind existing condos on Tuckahoe, 1.817 acres, zoned R4. Mr. Mellon made a motion to approve the request. The motion was seconded by Mr. Edington, and then approved by unanimous vote of the members present.

Minor Subdivision Petitions –

Petition 07-011 – Greg McComis explained the request to merge 3 lots into 1 at 8248 Schrieber Drive (southwest corner of Ridgeway and Schrieber) on property zoned R1. Mr. Friedman reported that the Plat Committee has given a favorable recommendation on this petition. Mr. Hasiak made a motion to approve the request. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

Petition 07-012 – Mr. Mandon explained the request to reduce the Laurel Ct. building line from 35' to 20' on Lot 26, 1620 Laurel Lane, in First Metropolitan Estates of White Oak, on property zoned R1. Tim Dinga said he represented Armani Development who intended to build on this lot. Mr. Friedman said that the Plat Committee has given a favorable recommendation on this petition. Mr. Mellon stated that he was abstaining from participating in the discussion or voting on this petition because his employer has a financial interest with the developers of this lot. Mr. Baker made a motion to approve the request. The motion was seconded by Mr. Nellans, and then approved by a vote of 6 to 0 with Mr. Mellon abstaining.

Developmental Plan Review – Richard Anderson and Tom Mariani, representing GB Indiana 2, LLC, presented the request for a development plan approval for CVS in Main Crossing, on the NE corner of Main and Calumet on property zoned C1 Commercial. Mr. Raffin asked if the landscaping included a sprinkling system, to which Mr. Mariani indicated that it did. Mr. Friedman asked when the store would be open for business, to which Mr. Anderson said June, 2008. Mr. Mellon asked for more details concerning the exterior material to be used on the

building above the brick line. Mr. Mariani said it was an efface material resembling stucco. Mr. Baker asked if the roof drains were internal or external. Mr. Mariani answered external. Mrs. Hasiak asked if the building included a security system, to which Mr. Mariani answered yes, both alarms and lighting. Mr. Raffin asked if the photometrics of the parking lot had been submitted to staff for review. Mr. Mariani said they were finalizing the lighting design and as soon as possible they would submit the lighting information to staff for their review. Mr. Mellon made a motion to approve the development plan presented, subject to a review of the parking lot lighting design by staff. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

Public Hearings –

Petition 07-010 – Bruce Boyer, presented a commercial PUD of 2.16 acres, at 8201 Calumet Avenue (former Carpetland site), on property zoned C1. Mr. Friedman asked how quickly the development would progress and if it will be built all at the same time, to which Mr. Boyer answered that he hopes to begin construction by March 1, open businesses in August, and intends to build the entire development in one phase. In answer to another question by Mr. Friedman, Mr. Boyer said he has approached the owner of Arney's Dog House about incorporating this property into the development, but no agreement has been reached. Mrs. Hasiak asked if the one dumpster location was too far from some of the stores. Mr. Boyer said they have arranged the dumpster location to be as unnoticeable as possible and at other similar sites it has seemed to work well. Mr. Baker voiced concern about the lights on the east wall of the building potentially bleeding into the residential backyards and windows. Mr. Mandon said that during the staff review of utilities and drainage on commercial sites, it is customary to require the submission of a photometric plan of the proposed lighting system. Town standards require the illumination levels to be near or at zero at the property line between commercial and residential land uses. Mr. Boyer said he will submit such a plan. Mr. Mellon asked about the upper level facades and whether they were merely false fronts. Mr. Boyer said they extend back most of the building depth. Mr. Kennedy reported that the public hearing notification requirements were satisfied. Mr. Friedman then opened the public hearing. Olga Dobrescu representing Community Pet Hospital said she was very please with what she felt was an attractive development, which will upgrade the entire commercial area. She praised Mr. DeGiulio, Town Manager for his work in getting the old Carpetland site redeveloped. Cosmin Dobrescu, also representing Community Pet Hospital questioned whether there was enough parking. Since no other member of the public wished to speak on this petition, Mr. Friedman then closed the public hearing. Mr. Boyer responded that the mix of uses is important when determining adequate parking. He said he sets a minimum of 5 spaces per 1000 square feet for his developments. Mr. Mandon said based on code requirements, the uses would be limited based on the parking available at the site. Mrs. Hasiak asked about signage at the site, to which Mr. Boyer answered that there would not be a free-standing sign, and that the building signs would be raised letters and not light boxes. Mr. Mellon made a motion to recommend approve of either of the submitted development plans to the town council, subject to a review of the parking lot lighting design by staff, and a review by the Plan Commission of the selected development plan and exterior building materials. The motion was seconded by Mrs. Hasiak, and then approved by unanimous vote of the members present.

Adjournment - The meeting was adjourned by Mr. Friedman at approximately 8:40 p.m.