

**MUNSTER PLAN COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 26, 2008, 7:30 P.M.  
MUNSTER TOWN HALL**

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

<b><u>Roll call</u></b> -	<b><u>Members present:</u></b> Michael J. Mellon Roland R. Raffin William F. Baker Stuart J. Friedman John Edington Jill A. Hasiak	<b><u>Members absent:</u></b> David B. Nellans	<b><u>Staff present:</u></b> Steve Kennedy James Mandon
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**Appointments to Plat Committee and BZA –**

Mr. Mellon made a motion to appoint Mr. Freidman, Mr. Raffin, and Mrs. Hasiak to the Plat Committee. The motion was seconded by Mr. Edington, and then approved by unanimous vote of the members present. Mr. Mellon made a motion to appoint Mr. Freidman and Mr. Baker to the Plan Commission. The motion was seconded by Mr. Raffin, and then approved by unanimous vote of the members present.

**Approval of Minutes** – Mr. Freidman made a motion to approve the minutes of the January 22 meeting, without amendment. The motion was seconded by Mr. Mellon, and then approved by 5 to 0 vote with Mr. Raffin abstaining since he was not present.

**Preliminary Hearings –**

Discussion took concerning a request to add a building to the site plan for Munster Store-All located at 9726 Fran Lin. Mr. Kotso presented the request. Mr. Mandon asked the Plan Commission members whether this change would require a formal process with public hearing. Mr. Freidman made a motion to require a formal petition and to move that petition to public hearing at the March meeting. The motion was seconded by Mr. Raffin, and then approved by a 4 to 2 vote, with Mr. Edington and Mrs. Hasiak voting no.

**Public Hearings –**

**Petition 08-001** – Mr. Torrenga representing Community Resources explained the details of a 16 Lot Subdivision along South Columbia Avenue. He said there was one minor change from the previous meeting in that property lines were moved in the northeast corner of the subdivision. Mr. Kennedy stated that the public hearing notice requirements had been met. Mr. Baker opened the public hearing. There being no member of the public wishing to speak, Mr. Baker closed the hearing. Mrs. Hasiak made a motion to grant preliminary subdivision approval, subject to the Town Council approving a rezone petition from office to single family. The motion was seconded by Mr. Friedman, and then approved by a 5 to 0 vote, with Mr. Mellon abstaining. (Mr. Mellon stated that he recently purchased a lot in Phase 1).

**Petition 08-002** – Mr. Torrenga representing Community Resources explained the details of a request to rezone property along South Columbia Avenue from office to single family. Mr.

Kennedy stated that the public hearing notice requirements had been met. Mr. Baker opened the public hearing. There being no member of the public wishing to speak, Mr. Baker closed the hearing. Mr. Friedman made a motion to send a favorable recommend to the Town Council concerning the approval of this petition. The motion was seconded by Mrs. Hasiak, and then approved by a 5 to 0 vote, with Mr. Mellon abstaining. (Mr. Mellon recently purchased a lot in Phase 1).

**Further Discussion** –

**Petition 07-013** – Mr. Mandon explained the changes made as a result of the discussion at the previous meeting in the current draft amendment to Chapter 26 Land Development adding requirements for landscaping. Mr. Mandon asked for each member to email any suggested changes from the recommendations of the Landscape Consultant, and that each member be copied so their can be dialog about possible conflicting changes.

**Adjournment** - The meeting was adjourned by Mr. Baker at approximately 8:35 p.m.

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William F. Baker, Chairman, Munster Plan Commission

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Date