

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
TUESDAY AUGUST 26, 2008, 7:30
MAIN MEETING ROOM – TOWN HALL**

Call meeting to order—The meeting was called to order at 7:45 p.m. by Mr. Baker, Chairman of the Plan Commission

Roll call—	<u>Members present:</u>	<u>Members absent:</u>	<u>Staff present:</u>
	John Edington		Ashley Porta
	Stuart Friedman		Steve Kennedy
	Jill Hasiak		
	Michael Mellon		
	David Nellans		
	Roland Raffin		
	William Baker		

Approval of Minutes – Ms. Hasiak made the motion to approve the minutes from June 24, 2008 with amendment. Mr. Friedman seconded. The motion was approved by unanimous vote.

Preliminary Hearing –

PC08-007—Michael Kotso, 9726 Fran-Lin Parkway, petitioned for an amendment to the PUD he has in order to build another building at the Munster Stor-All. Mr. Kotso stated that the additional building will be used for storage only and rather than leasing the units out, they will be offered for individual ownership, similar to a condo association. The design for the building shows 4 individual units and will only have one bathroom. Mr. Edington questioned the need for a bathroom. Mr. Kotso stated that his customers will be storing classic cars, boats, etc. and having a bathroom is a convenience since they will be spending some amount of time cleaning their vehicles. The building will also be heated for year-round use. Mr. Nellans questioned the height and expressed his concerns about someone living in the unit. It was suggested that Mr. Kotso put guidelines in the ownership documents that it would not be used as living quarters. There were also questions regarding fencing and landscaping and access. There would be some maintenance fees assessed to the owners to care for the area. The Landscaping Ordinance would apply and would require 5% of the paved area to be landscaped. Mr. Kotso was asked whether ownership was critical to this petition or could he lease the units instead. Mr. Kotso stated ownership would provide him with some property tax relief. He did not think it would be cost effective to build, own and lease this type of building. It was decided that the zoning ordinances would need to be used to prevent residential use of the building. Mr. Kennedy stated that he would look into covenant requirements of the PUD.

Mr. Kotso stated that there has been interest in having a place to wash their cars, making water a necessity for the site. The property is located off Fran-Lin and will be accessed through the main gate. Mr. Kotso is agreeable to giving ingress and egress to the individual unit owners, but has not conferred with a lawyer to figure out the details. He is unsure as to what the hours of access would be.

Mr. Mellon expressed concern over individual living in their units temporarily. He was also concerned about illegal activities in the units. Mr. Kotso stated that he currently allows drug-sniffing dogs to train on his property; it is unclear as to whether this would be legal for

condominium units or not. Mr. Raffin noted that he saw the additional building as a problem to future redevelopment ideas as it would require the consent of multiple owners.

Mr. Mellon made a motion to set the petition to public hearing in September. Mr. Edington seconded and it passed 5-0. The Commission then explained their position regarding the petition. All Commissioners noted that they currently have concerns/feel uncomfortable about multiple ownership at the site.

Developmental Plan Review—

PC08-005 – Community Foundation, petition for an office building at the southwest corner of Donald Powers Drive and Harold P. Hagburg Drive. Tom Vavrek, architect, presented a color copy of the proposed building and site. The landscaping had been approved by the Community Development Department, pending proposed changes to the landscaping ordinance. There were questions about the curb cuts on Calumet Avenue from Mr. Nellans and Mrs. Hasiak. Mr. Baker was concerned about sight lines being blocked by the trees required in the parkway. Since they needed to be 6' high, at maturity, it was decided that the trees would not be problematic. The Commission then discussed the location of HVAC units on the roof and it was noted that the HVAC must be hidden; since the transformer box was not noted in the drawings, it too must be hidden. Mr. Raffin clarified that the building should look like the picture Mr. Vavrek presented. Mrs. Hasiak made a motion to approve the developmental plan review. Mr. Raffin seconded, noting that it was based on the materials presented. The motion passed 5-0.

Public Hearings –

PC07-013 – Proposed amendments to the Landscaping Ordinance as discussed in June. This was a discussion of the amendments to the Landscaping Ordinance that were originally brought up during the June meeting. There was clarification added to the term “irrigation system” to mean an underground irrigation system. There was also addition of a system to reference the fines that can be imposed as set by the Town Council in schedule A. Mr. Baker opened the item to public hearing. There was no one to speak on the matter, so he closed the hearing and returned to discussion among the Commission.

There was a discussion on the applicability of the Landscaping Ordinance. It was clarified that the Ordinance only applies to new developments or redevelopment of an amount meeting the applicability section of the Ordinance. It cannot be used as enforcement of maintenance in existing buildings unless modifications met the criteria outlined in the Ordinance. Likewise, it currently applies to redevelopment sites as well and greenfields. Mr. Mellon noted that the Plan Commission could recommend a different set of standards to the Redevelopment Commission that would be used on redevelopment sites. Mr. Raffin made a motion to recommend to the Town Council that the Landscaping Ordinance be amended as proposed. Mrs. Hasiak seconded the motion.

The Commission directed Ms. Porta to come up with a method of how to increase the current maintenance requirement on buildings throughout Town. Ms. Porta noted that she will bring those ideas to the next meeting.

Adjournment- The meeting was adjourned by Mr. Baker at approximately 9:55 p.m.

William F. Baker, Chairman, Munster Plan Commission

Date

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