

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
D R A F T
TUESDAY OCTOBER 28, 2008, 7:30
MAIN MEETING ROOM – TOWN HALL**

Call meeting to order—The meeting was called to order at approximately 8:10 p.m. by Mr. Baker, Chairman of the Plan Commission

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

Approval of Minutes – Ms. Porta distributed a revised copy of the minutes at the meeting. The only change was to add William Baker to the “members present” section of the roll call from August. Mr. Mellon made a motion to approve the August 26, 2008 revised minutes as distributed. Mr. Nellans seconded the motion. The motion was approved by unanimous vote.

Public Hearings –

PC08-007—Michael Kotso, 9726 Fran-Lin Parkway, amendment to PUD to add a new storage building at Munster Stor-All. No one was present to speak on behalf of this petition. Mr. Kennedy made an announcement that Mr. Kotso contacted him directly to let him know that he is very involved with the flood right now and would like to have his petition tabled until January 2009. Mr. Nellans made the motion to table petition 08-007 until January. Mr. Raffin seconded the motion. The motion was approved by unanimous vote.

Developmental Plan Review—

Eads Elementary School building addition

Dan Zaney, architect, Sue Voughter with the School System, and Don Teranga presented their plan for an Eads School addition. They are currently tearing the old Eads school building down which will make room for an addition. There will be an increased playground space and landscaping in the 90,000 square feet that will be greenspace. All materials used for the addition will match the current new building.

Mr. Nellans asked about the detention that is currently on site and how that will be addressed in the future. Mr. Teranga stated that the detention pond was at the request of Town Engineer Jim Mandon because of an excessive amount of pavement present with both buildings; without the “old” school, Mr. Mandon agreed that there will be no need for a detention area. Mr. Teranga stated that there is an area where a small pond could be constructed. Mr. Mellon stated that the Town needs to talk to Jim Mandon about additional detention.

Mr. Raffin asked if the group considered pervious pavement. They had not as of yet. Mr. Mellon stated that the Town is trying to promote pervious pavement through tax abatement and their own demonstration at Centennial Park. He emphasized that it would be a great learning tool

and good to have the School Town join us in promoting that material.

Ms. Voughter stated that the bus gates will be relocated and explained the photograph of the new playground area. Mr. Baker confirmed that the traffic pattern will be similar to the one at Elliott Elementary.

Mr. Mellon asked about the type of fencing; Mr. Zaney stated that it would be chain link. Mr. Mellon said that such fencing is no longer permitted via code; it needs to be ornamental. Mr. Mellon said that the Commission would like a photometric chart to show where light from the proposed lights bleeds. Mr. Mellon made a motion that the developmental site plan be approved contingent upon approval from Town staff, based on Plan Commission direction, accepting the lighting, fencing, landscape, and run-off (inclusive of pervious pavement) issues. Mr. Friedman seconded the motion. It passed by all Commissioners present. When the requested documents are delivered to Town Hall, they will be sent to the members with communication via email.

Horizon Bank

Mr. Mellon began the discussion by disclosing on the record the fact that he works for a financial institution with branches in Munster and Dyer.

Todd Etzler, Jim Jacksa, and Chris Brayac presented the petition. Mr. Etzler began with a powerpoint presentation about the bank, stating that it will be 2900 square feet with 3 access points and a request of 4 drive-thru lanes, one being an ATM. It was passed by the BZA earlier this evening to have a drive-thru. The ordinance requires 15 parking spots, 18 are provided. Refuse will be removed daily; there is no dumpster on site. The building is masonry with a stone bottom and brick top; these materials were provided at the meeting. Mr. Etzler also explained that the facility has retention on site with underground piping and catch basins meeting MS4 codes.

Mr. Mellon asked for a signage plan. They intend to have a monument sign that is internally lit. Mr. Mellon asked for the directional sign as well—the type, location, and materials for the sign. Mr. Nellans said that Horizon should have weed control; he stated that some businesses in Town had great landscaping plans but the weeds overgrew the plants. Mr. Mellon stated that he was familiar with the organization and there should not be a problem. Mr. Raffin confirmed that the mechanical components will be placed as drawn; the roofline will not significantly change. Mr. Mellon made a motion that the developmental site plan be approved contingent upon approval from Town staff, based on Plan Commission direction, accepting the site plan, as long as the materials presented tonight be used. Mr. Friedman seconded the motion. It was approved by all members present.

Mr. Raffin stated that he would like all signs in the area to match. Mr. Mellon let the Horizon representatives know that the Commission may ask for a masonry sign.

Discussion of property maintenance issues throughout Town

Ms. Porta began the discussion of possibilities for enhancing the property maintenance codes so that they remain as stringent as the new landscaping ordinance. The group agreed that they would like to amend the landscaping ordinance. They will email Ashley their comments by Monday, November 3. Mr. Nellans made a motion to set the amended Landscaping Ordinance for public hearing in November; Mr. Raffin seconded the motion. It was passed by all present.

Adjournment- Mr. Nellans made a motion to adjourn the meeting. The meeting was adjourned by Mr. Baker at approximately 9:30 p.m.

William F. Baker, Chairman, Munster Plan Commission

Date