

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
D R A F T 2
TUESDAY NOVEMBER 25, 2008, 7:30
MAIN MEETING ROOM – 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

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

Approval of Minutes – Mr. Nellans made a motion to approve the October 28, 2008 minutes as presented; Mr. Friedman seconded the motion. The motion was approved by a unanimous vote.

Public Hearings—

Landscaping Ordinance Amendment Public Hearing – The amendment presented on the Landscaping Ordinance would require that the maintenance section of the ordinance be applicable to existing structures as well as new buildings. Ms. Hasiak stated that she liked the idea of having one document with everything in it. Mr. Baker asked how staff is set up to enforce the document. Mr. Mandon explained that for new construction, there is an additional item for review during the building review process. He stated that Public Works and the Code Enforcement Officer will need to be involved in the enforcement of the maintenance aspect as it relates to existing landscaping.

Ms. Hasiak asked how people will be notified of the new standards. Ms. Porta stated that it will be on the website and in the next News You Can Use. Mr. Mandon stated that staff will send a letter to all Town businesses explaining the new regulations.

Mr. Baker opened the item up to public hearing. With no comments from the audience, he closed the public hearing and returned the item to the Commission for further discussion. Mr. Raffin made a motion to recommend Town Council approval of the revisions; Mr. Friedman seconded the motion. It was passed by all members present.

Flood Protection Ordinance Amendment Recommendation to Town Council – Mr. Mandon explained the current situation with the Building Department and FEMA regarding a discrepancy between the Town Code stating that when a house is over 40% damaged, it must be replaced according to the floodplain standards, and the FEMA regulations which state 50%. Looking through the records of the Town, no one could explain the reason why Munster chose 40% rather than 50%. Mr. Kennedy noted that it could have been a scribe's error that was passed on throughout time.

Mr. Mandon also explained the newest information—a program with the ICC that would allow for the purchase of additional insurance that requires the 50% standard. Mr. Nellans asked about a

specific home on River Drive near Linden that was destroyed in a fire and then finished in the flood. Mr. Mandon stated that a permit was recently pulled but that the entire process had been delayed by insurance. The homeowner was unhappy with the increased cost of compliance as a result of the 40% rule.

Mr. Mandon also gave an example of two homes next to each other in the floodplain. The one built according to FEMA standards was fine and the other needs to be demolished. Mr. Mandon stated that flood regulations work, they just require additional compliance.

Mr. Baker opened the item up to public hearing. With no comments from the audience, he closed the public hearing and returned the item to the Commission for further discussion. Mr. Friedman made a motion to recommend Town Council approval of the revision. Ms. Hasiak seconded the motion. It was passed by all members present.

Ms. Hasiak stated that she had been doing online research and found information regarding potential disaster mitigation. She asked Jim Mandon if there was anything the Plan Commission could do as a body to be pro-active in dealing with other disasters that might arise in the future. Mr. Mandon responded that other disaster mitigation is handled by the Building Codes so there is no action the Plan Commission can take to address mitigation efforts since they are already in place.

Adjournment- Mr. Friedman made a motion to adjourn the meeting. The meeting was adjourned by Mr. Baker at approximately 8:20 p.m.

William F. Baker, Chairman, Munster Plan Commission

Date