

**MUNSTER PLAN COMMISSION
REGULAR MEETING MINUTES
D R A F T
TUESDAY, FEBRUARY 24, 2009, 7:30 P.M.
MAIN MEETING ROOM – TOWN HALL**

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

<u>Roll call</u> -	<u>Members present:</u> Helen Brown John Edington Stuart J. Friedman David Nellans Rolland Raffin	<u>Members absent:</u> Jill Hasiak William F. Baker	<u>Staff present:</u> Steve Kennedy Ashley Porta
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Approval of Minutes – Mrs. Brown made a motion to approve the February 24, 2009 minutes as presented. Mr. Nellans seconded the motion. It was approved by a vote of 4 to 0 with Mr. Raffin abstaining since he was not present for the Feb. meeting.

Developmental Plan Review –

School Town of Munster—Pool addition and football field renovation at Munster High School. Sue Vaughter from the School Town and Schmidt Associates architects Mary Ellen Wolf and Steven Schaecher presented the petition, beginning with the new swimming pool. The group explained the new lobby connection, bus routing, and tree replacement. The addition will have an 11,000 sq ft green roof and pervious pavement. The pool will be much larger with a diving bay at one end. There will be 800 spectator seats rather than the current 400. There will be indirect track lighting designed for pools as to not rust. The outside appearance of the addition will match the current façade with an illuminated school sign. The building will be brick; samples were presented to the Plan Commission. Construction is set to begin in June 2009 and end in January/February 2011.

Parking behind the addition was discussed in length. During construction, parking in the North lot will not be available. Staff will use the school administration lot and only “Official Vehicles” (deliveries, cafeteria staff, etc) will have access to that area. The South lot will be the only lot available to students, so Ms. Vaughter stated that parking might be limited to seniors only. Mr. Friedman asked if consideration on the effect of parking in the nearby residential neighborhood has been taken into account; Ms. Vaughter and other members of the Plan Commission felt that a larger concern would be parking in the pool lot or Community Park.

The current “horseshoe” off of Columbia Avenue will be eliminated in favor of diagonal bus parking. There will be a gate closing off that entrance to drivers from 2-3pm so that it will exclusively be available for buses. Mr. Raffin asked that the School Town return with a more detailed landscaping plan adhering to the landscaping ordinance. Mr. Nellans noted that the Parks Department was recently exempt from the landscaping ordinance; Mr. Raffin believes that if developers must adhere to it, the school should as well.

The petitioners then presented the improvements to the football field. There will be a synthetic field turf with an 8/10 lane track running around the field. This will require that the field is shifted to the east and there is a change in visitors’ side seating. There will be a new concession stand on the visitors’ side which can also be used as an alternative classroom. The existing

concession stand will be expanded to have a two-story press box. The new design will align the entrances to the school with the new ticket booths. Also, on the east side of Columbia Avenue, there will be a drop-off lane for buses and cars wanting to drop people off at the field. Mr. Friedman asked what that would do to the sidewalks and whether or not there would be pedestrian access on that side of Columbia. The petitioners stated that there will be a sidewalk, it will just need to curve to accommodate the new drop off lane. There will be a curb in-between the street and the sidewalk. The sidewalk will be the standard size and will be ADA compliant. Mr. Friedman requested pictures and a more detailed sketch of the sidewalk in the future.

The fencing around the field will be ornamental fencing. The petitioners will bring a sample to the next meeting. Mr. Raffin asked about the soil borings for the area; it is a sandy soil. The field will be under-drained.

Mr. Edington asked about the press box and weather protection. The new press box will allow for videotaping of both the practice field and the regular field. There may be a canopy on top of the press box for videotaping on top of there; a guard rail will surround the top of the press box.

Mrs. Brown asked about a timeline for the construction. Mr. Schaecher stated that it will be simultaneous with the pool construction; construction on the field will begin after football season ends.

The Plan Commission inquired about the distance from the football field to the track because of an injury years ago. The track will be synthetic and it will have a larger buffer zone from the field. There will be 24 feet from the field to the track with an exposed concrete curb at the end of the track to hold in the synthetic field material.

Mr. Friedman inquired about the sidewalk schedule throughout construction and whether or not a public thoroughfare would be maintained throughout the 14 months of construction. Ms. Vaughter stated that it would be very difficult and dangerous to keep the sidewalk open the whole time during a construction project but that it would be a priority to replace the sidewalk as soon as possible. A timeline for sidewalk replacement will be brought to the next meeting.

Ms. Porta clarified with the Commission that the requested items for the April meeting are an irrigation plan, a landscaping plan, a sidewalk plan, fencing material, and a sidewalk construction schedule. Mr. Nellans made a motion to set the petition for continuation at the April meeting; Mr. Raffin seconded the motion. It was approved by a vote of 5 to 0.

Adjournment – Mrs. Brown made a motion to adjourn; the meeting was adjourned by Mr. Friedman at approximately 9:30pm.

Stuart J. Friedman, Vice Chairman, Munster Plan Commission

Date