

**MUNSTER PLAN COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 27, 2009, 7:30 P.M.  
MUNSTER TOWN HALL**

**Call meeting to order** - The meeting was called to order at 7:40 p.m. by Mr. Baker, Chairman of the Plan Commission.

<b><u>Roll call</u></b> -	<b><u>Members present:</u></b> Jill A. Hasiak David B. Nellans John Edington Roland R. Raffin William F. Baker Helen Brown	<b><u>Members absent:</u></b> Stuart J. Friedman	<b><u>Staff present:</u></b> Steve Kennedy James Mandon
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**Appointments** – Mrs. Brown made a motion, seconded by Mr. Edington to re-appoint the current members of the Plat Committee, (Jill A. Hasiak, Stuart J. Friedman, and Roland R. Raffin). The motion was then approved by unanimous vote of the members present. Mrs. Brown made a motion, seconded by Mr. Nellans to re-appoint the current representatives to the BZA, (Stuart J. Friedman and William F. Baker). The motion was then approved by unanimous vote of the members present.

**Approval of Minutes** – Mr. Raffin made a motion to approve the minutes of the December 9 meeting, with amendment excluding the paragraph dealing with approval of minutes and a spelling error in paragraph 5 (Torrenga instead of Teranga). The motion was seconded by Mr. Nellans, and then approved by a 5 to 0 vote, with Mrs. Brown abstaining.

**Developmental Plan Review** –

**Petition 09-001** - Bob O'Shaughnessy and Jerry Rosko, Munster Parks and Recreation Department, presented the development plan for West Lake Park. Mr. O'Shaughnessy said that the Park Department acquired 16.45 acres of the park through a gift, and purchased the remaining 7.5 acres for \$252,000 in 1990. He said the concept plan approved in 1999 included lighted softball fields, however, there was a problem with the height of the lights and the vicinity of the Lansing Airport. The current design has no lights. Based on the types of uses anticipated, he said there are no additional traffic difficulties created by the park. In October, 2007, the current plan was approved by the Park Board. Mr. Nellans asked if skating would be available, to which Mr. O'Shaughnessy said either ice hockey or a roller blade type of rink would be available. Mr. Raffin asked if there had been Westlake resident feedback about the park plan, to which Mr. O'Shaughnessy said that the limited feedback he has received has been positive. Mr. Baker asked if this park would relieve some of the over-usage of Community Park, to which Mr. O'Shaughnessy said yes. Mr. Baker asked about parking lot and path lighting. Mr. O'Shaughnessy said that there would be both, however, no lighting of the fields. Mrs. Hasiak asked about concessions. Mr. O'Shaughnessy said there would be a concession stand and storage at a building which he pointed out on the plan. Mr. Raffin asked about the use of artificial turf, to which Mr. O'Shaughnessy said they looked at this material, however, it was expensive. Mr. Baker and Mrs. Hasiak asked about fencing along the railroad tracks. Mr. O'Shaughnessy said he would look at that. Mr. Rosko then explained the landscaping plan. He said there would be no irrigation system and the size of trees would be about 2" caliper. Mr. Mandon was asked if the parking lot area complied with the new landscaping ordinance, to which he said no, since there was no irrigation system and too few landscaped islands. Mr. Rosko said that islands presented the park department with a snowplowing problem. In response to a question from a BZA member, Mr. Rosko said the sign is non-illuminated. Mrs. Hasiak said she would like to suggest a vehicle drop-off area removed from the lot perhaps on the north side of the lot. Mr. Baker requested that the following areas be addressed

at the next meeting: fencing along tracks, a vehicle drop-off area, check lot size demands, adding irrigation, a lighting plan with specifics, access. A motion was made by Mrs. Hasiak to table this petition until the February meeting and seconded by Mrs. Brown. It was approved by all members present.

#### **Preliminary Hearings** –

**Petition 09-002** – Shaun O'Brien, Landmark Sign Group presented a request for the establishment of a planned signage district in order to replace and add signage for Community Hospital. Mr. O'Brien said the hospital has changed the locations where vehicles enter for various parts of the facility, (i.e. emergency room, outpatient, etc.). That change is effective on February 16. Mr. Kennedy and Mr. Mandon said they were not sure whether this would be a BZA variance or a Plan Commission signage district. They asked that the Plan Commission pass a motion indicating that if this matter is within their jurisdiction and a public hearing is necessary, that they were moving it to public hearing at their February 24 meeting. The motion was made by Mr. Edington and seconded by Mrs. Hasiak. It was approved by a 5 to 0 vote with Mr. Nellans abstaining.

#### **Finding of Fact** –

**Plat Committee, Park West Subdivision, Lot 1** - A motion was made by Mrs. Hasiak to approve this finding, seconded by Mr. Raffin and then approved by a 5 to 0 vote, with Mrs. Brown abstaining.

**Adjournment** - The meeting was adjourned by Mr. Baker at approximately 9:15 p.m.

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William F. Baker, Chairman, Munster Plan Commission

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Date