

MUNSTER PLAN COMMISSION
MINUTES OF REGULAR BUSINESS MEETING
Meeting Date: October 8, 2019
Date of Approval: _____

Call to Order: A regular business meeting of the Munster Plan Commission was held in the Munster Town Hall, Munster, Indiana on October 8, 2019. The meeting convened at 7:35 p.m., Acting Chairman Roland Raffin presiding and Tom Vander Woude, secretary.

Pledge of Allegiance

Members in Attendance:

Lee Ann Mellon
David Nellans
Roland Raffin

Members Absent:

William Baker
Stuart Friedman
Brian Specht

Staff Present:

Tom Vander Woude, Planning
Director
David Wickland, Attorney

John Reed

Approval of Minutes:

- a. Regular Business Meeting – September 10, 2019

Motion: Ms. Mellon moved to approve the minutes for the September 10, 2019 Regular Business Meeting of the Munster Plan Commission.

Second: Mr. Nellans seconded the motion.

Resolved: Approved viva voce.

Preliminary Hearings:

- a. None.

Public Hearings:

- a. None.

Development Plan Review:

- a. **PC Docket No. 19-007 Ted Vinyard requesting approval of a development plan for the remodeling of the Dairy Queen restaurant at 830 Ridge Road.**

Mr. Ted Vinyard introduced himself as the owner of the Dairy Queen at 830 Ridge Road. He stated that the drawings presented address the comments from the Plan Commission at the previous meeting, during which they asked for a unique building that represents Munster and the next generation of Dairy Queen. He stated that competition is fierce and they need to remain relevant; the current look is dated, from the 1970s. He stated that DQ does a third of the volume of other franchises, so their budget is limited. He stated that this is a big investment for them and they want a restaurant that the community is proud of. He stated further that they are contractually obligated to remodel. Mr. Reed asked Mr. Vinyard to describe the alpolc panel. Mr. Vinyard said it changes color depending on the light. Ms. Mellon asked if this is the same material as the store in Schererville. Mr. Vinyard stated yes. Ms. Mellon stated that the color changes in the sun and when the sun changes a certain way it actually looks old and not kept up. Mr. Scott Hazlett, the project architect, stated that they have changed to a darker red

color to prevent that. Mr. Raffin stated that the panels are not a lasting material, they only have a 10 year warranty. Mr. Hazlett stated that in 10 years, they will likely remodel anyway. Mr. Raffin asked if the signs are compliant. Mr. Vander Woude stated that they are not. Mr. Reed said the staff recommendation was to approve with a condition that the signs be compliant. Ms. Mellon asked Mr. Vander Woude whether he had shared other examples of approvals in the Town. Mr. Vander Woude said that he had. Ms. Mellon said that corporate architecture had not been approved in other cases. She stated that they did not want buildings to be advertisements. Ms. Mellon asked if they could use a more neutral color. Mr. Raffin said a more neutral color would allow the sign to be more visible. Mr. Vinyard said they have considered other options. He presented a beige color building. Mr. Reed asked if that was the same material. Mr. Vinyard said yes, and he can get it approved by corporate.

Motion: Mr. Reed moved to approve PC Docket No. 19-007 granting to Ted Vinyard approval approval of a development plan for the remodeling of the Dairy Queen restaurant at 830 Ridge Road incorporating the revised building elevations dated September 12, 2019.

Second: Ms. Mellon seconded the motion.

Discussion: None

Vote: Yea – 4 Nay – 0 Abstain – 0

Resolved: Motion passes.

b. PC 19-010 GastingerWalker& on behalf of Simborg Development requesting approval of a development plan for exterior building façade improvements, new parking lot, and other site improvements in the Lake Business Park at 9200 Calumet Avenue.

Mr. John Price of GastingerWalker& introduced himself as the project architect. He said the South Suburban Surgical Suites will be occupying the rear portion of the building. He stated that they have an approved PUD that shows the adapted office building as built out. He said they are constructing a new parking lot with ADA spaces. He presented a letter from the property owner Mitch Simborg which stated that he is committed to completing the 181 space parking lot at the time the remainder of the building is finished. He stated that they are constructing a new dumpster enclosure that is brick to match the building. Mr. Raffin asked if they are doing work now. Mr. Vander Woude said they are working on the interior at their own risk. Mr. Raffin stated that buildings through the rest of Lake Business Center are clad in stone. He suggested additional stone, windows and a glass atrium to break up the blank walls. He said there should be a parapet to hide all roof mounted mechanicals. Mr. Price said the design matches the window proportions of the other buildings in the center, but they can use stone. He said they didn't want to feature a prominent canopy at this entrance, since it will not be the main entrance to the building. Mr. Reed asked if the use is an expansion of the outpatient surgery center. Mr. Raffin stated the generator on the northeast corner of the development needs to be screened as well. Mr. Nellans asked if the surgery center will take the entire building. Mr. Price said they will only use a third of it and the rest will be vacant. He stated that they are going to demo an existing concrete slab, add landscaping around the building, and that they can use stone if that is preferred. Mr. Vander Woude asked about the damaged metal panels. Mr. Price said they can repair them with this project. Mr. Raffin stated that the entire exterior of the building should be finished at this time and that they should develop a better concept, with stone. Mr. Reed stated that this is a prominent building, and it's already built, so it needs to be finished completely. He said the market is strong right now. Mr. Price asked if they wanted to see similar materials to the other buildings. Mr. Raffin said there should be more stone than metal.

Motion: Mr. Reed moved to table PC Docket No. 19-010.

Second: Mr. Nellans seconded the motion.

Discussion: None.

Resolved: Approved viva voce.

Findings of Fact:

- a. **None.**

Other Business/Additional Items for Discussion

- a. **None.**

Next Meeting: Mr. Raffin announced that a special business meeting will be October 29, 2019 at 7:30 p.m.

Adjournment:

Motion: Mr. Nellans moved to adjourn the meeting.

Second: Mr. Reed seconded the motion.

Motion carries viva voce.

Meeting adjourned at 8:25 p.m.

President Bill Baker
Plan Commission

Date of Approval

Executive Secretary Thomas Vander Woude
Plan Commission

Date of Approval