

ORDINANCE NO. 1955

**AN ORDINANCE AMENDING THE MAPLE LEAF CROSSING
PLANNED UNIT DEVELOPMENT MODIFYING SIGNAGE
DESIGN CRITERIA AT 9410 CALUMET AVENUE**

WHEREAS, Maple Leaf Crossing, LLC is the owner of certain property within the Maple Leaf Crossing Planned Unit Development, including Lot 1 located at 9410 Calumet Avenue.

WHEREAS, Maple Leaf Crossing, LLC has requested to amend the Maple Leaf Crossing Planned Unit Development by modifying Section IV, Signage Design Criteria, of the Developmental Standards for Lot 1 in the Maple Leaf Crossing Development; and

WHEREAS, on May 14, 2024, the Munster Plan Commission heard testimony and evidence presented by Maple Leaf Crossing, LLC in support of the Planned Unit Development amendment under Docket No. PC 24-005; and

WHEREAS, the Munster Plan Commission extensively discussed the request to modify the Signage Design Criteria for the Maple Leaf Crossing Planned Unit Development, and waived the Public Hearing and Notice pursuant to Indiana Code I.C. 36-7-4-702; and

WHEREAS, the Munster Plan Commission voted by a majority to favorably recommend approval for the requested amendment to the Maple Leaf Crossing Planned Unit Development to modify the Signage Design Criteria for Lot 1 of the Maple Leaf Crossing Development; and

WHEREAS, the Munster Plan Commission voted by a majority to approve the Findings of Fact for PC 24-005 on June 11, 2014.

NOW, THEREFORE, BE IT ORDAINED by the Town Council as follows:

1. That Lot 1 in the Maple Leaf Crossing Planned Unit Development, generally located at 9410 Calumet Avenue, is legally described on Exhibit A, which is attached hereto, and made a part of this amendment to the Maple Leaf Crossing Planned Unit Development.
2. That the Findings of Fact for Docket No. PC 24-005, adopted by the Munster Plan Commission on June 11, 2024, are attached hereto as Exhibit B, and made a part of this amendment to the Maple Leaf Crossing Planned Unit Development.
3. That the Maple Leaf Crossing Planned Unit Development previously approved by the Munster Town Council, and amended from time to time, is further amended by modifying Section IV, Signage Design Criteria, of the Developmental Standards for Lot 1 in the Maple Leaf Crossing Development in accordance with Exhibit C which is attached hereto and made a part of this amendment to the Maple Leaf Crossing Planned Unit Development.

ORDAINED AND ADOPTED by the Town Council of the Town of Munster, Lake County, Indiana, this 17th day of June, 2024, by a vote of 5 in favor and 0 opposed.

**TOWN COUNCIL OF THE TOWN OF
MUNSTER, LAKE COUNTY, INDIANA**


David B. Nellans, President

ATTEST:


Wendy Mis, Clerk-Treasurer

Exhibit B
Findings of Fact

MUNSTER PLAN COMMISSION

Jay Lieser
Maple Leaf Crossing, LLC
9410 Calumet Avenue
Munster, IN 46321

Docket No. PC 24-005

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Maple Leaf Crossing Planned Unit Development to modify the Signage Design Criteria of Lot 1 located at 9410 Calumet Avenue. This matter came to be heard before the Plan Commission on May 14, 2024. Applicant presented testimony and evidence in support of the PUD amendment.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. The Plan Commission now makes a favorable recommendation to the Munster Town Council and approves Docket No. PC 24-005 for an amendment to the Maple Leaf Crossing Planned Unit Development to modify the Signage Design Criteria of Lot 1 located at 9410 Calumet Avenue.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor and zero (0) opposed voted to grant and forward a favorable recommendation of the amendment to the Maple Leaf Crossing Planned Unit Development as stated above to the Munster Town Council.

Action taken on May 14, 2024. Findings of Fact approved June 11, 2024.

TOWN OF MUNSTER PLAN COMMISSION



William Baker, President
Ronald JAFFA

ATTEST: 

Sergio Mendoza, Executive Secretary

Exhibit C

Signage Design Criteria for 9410 Calumet Avenue



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13/2024

ARTWORK #: MR023-1028 Scale: 1" = 1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRB-CORN BLACK 22" TALL LETTERS, STUD MOUNTED.

1 ft - 10 in

VISION BOUTIQUE OO

29 ft - 8 7/8 in



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Notes/Revisions:

- Spelling and punctuation are correct
- Names, phone numbers, websites are correct
- Print size is correct (width" x height")
- Print color is correct
- Approved/Proceed
- OK with corrections. Revise as noted
- Revise as noted & submit a new proof

Signature: _____ Date: _____



COMPANY NAME: 9410 Calumet Ave Professional Building
ARTWORK #: MR023-102B

DATE: 3/13/2024

Scale: 1" = 1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRICORN BLACK 22" TALL * 18" TALL LETTERS, STUD MOUNTED.



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Notes/Revisions:

Empty box for notes and revisions.

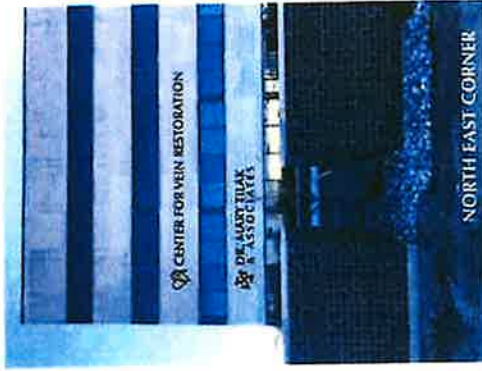
Signature: _____

Date: _____



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13/2024
 ARTWORK #: MRO23-102B Scale: 1" = 1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRI-CORN BLACK 22" TALL. LETTERS, STUD MOUNTED.



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Notes/Revisions:

Signature: _____ Date: _____



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13/2024

ARTWORK #: MR023-1028 Scale: 1" = 1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRI-CORN BLACK 22" TALL & 18" TALL LETTERS, STUD MOUNTED.



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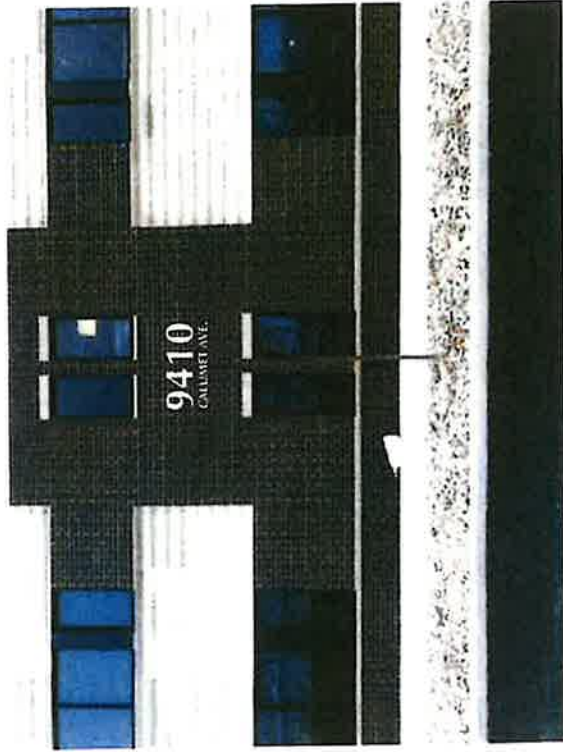
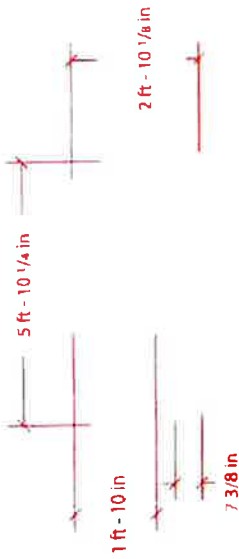
Signature: _____

Date: _____



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 03/04/2024
 ARTWORK #: MR023-1028 Scale: 1" = 1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED 22" TALL & 3/8" LETTERS, STUD MOUNTED.



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