

**MUNSTER PLAN COMMISSION**  
**MINUTES OF REGULAR BUSINESS MEETING**  
Meeting Date: December 12, 2023

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conferencing application.

**Call to Order:** 7:30pm by Chairman Baker

**Pledge of Allegiance**

**Members in Attendance:**

Steve Tulowitzki  
Lee Ann Mellon  
Bill Baker  
Rachel Branagan  
Roland Raffin  
Andy Koultourides arriving 7:41pm

**Members Absent:**

Brian Specht

**Staff Present:**

Sergio Mendoza, Planning Director  
Dustin Anderson, Deputy Town Manager  
David Wickland, Attorney

**Approval of Minutes:**

**a. October 10, 2023, Draft Minutes**

**Motion:** Mr. Tulowitzki moved approve the October 10, 2023, minutes as presented.

**Second:** Ms. Branagan

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

**b. November 14, 2023, Draft Minutes**

**Motion:** Ms. Branagan moved to approve the November 14, 2023, minutes as presented.

**Second:** Mr. Tulowitzki

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

**Preliminary Hearings:**

**a. PC23-028 The Town of Munster is requesting a zoning map amendment to rezone a portion of property at 706 Ridge Road from CD-3.R2 - Neighborhood - 60' Lot One Family Residence District to CD-4.A - General Urban - A Character District.**

Mr. Mendoza said the Town is taking the lead on restoring zoning on a portion of property at 706 Ridge Road. He stated that the subject property had dual zoning (residential and commercial) until the Town updated the zoning map in 2019 and perhaps inadvertently rezoned the entire lot to residential. This zoning map update recently presented a problem for the property owner when he (Mr. Wardak) attempted to refinance the property and it was identified as legal non-conforming. Mr. Wardak contacted the town on this matter and questioned the legal non-conforming status because the property has an existing 5000 square feet of medical office building. Staff researched the property records and it showed that the existing medical office building was constructed in 1985 and the property was acquired in 2019 by Wadrak Investments LLC, under the control of Ahmad "Fred" Wardak.

Mr. Mendoza stated that in review of the previous dual zoning classification, approximately 315 FT south of Ridge Road was zoned commercial and the remaining 550 FT that extends to Briar Lane was zoned residential. He said the dual zoning recognized the medical office structure and use as conforming until the Town of Munster updated its Zoning Codes and Zoning Map. Mr. Wadrak would like to continue with the appraisal of his property and has requested that the town restore the previous zoning within a current commercial zone classification. The Town has agreed to assist with this interest. Mr. Raffin asked what the impact is to County's GIS tax zoning. In response, staff advised that zoning has no bearing on tax rates and those are determined by use through the Accessors Office.

**Motion:** Mr. Raffin moved set PC Docket No. 23-028 to a Public Hearing.

**Second:** Ms. Branagan

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

#### **Public Hearings: None**

#### **Findings of Fact:**

- a. **PC23-024 Attorney Scott Yahne for Floyds Concern, LLC received Preliminary Plat approval for a 2-lot subdivision, 3 FLOYDS SECOND CONSOLIDATION at 9750 Indiana Parkway.**

**Motion:** Mr. Raffin moved to accept and approve the Findings of Fact for PC Docket No. 23-024.

**Second:** Ms. Branagan

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

- b. **PC23-026 Attorney Scott Yahne for Floyds Concern, LLC received Development Plan approval for a building addition and biergarten at 9750 Indiana Parkway.**

**Motion:** Mr. Raffin moved to accept and approve the Findings of Fact for PC Docket No. 23-026.

**Second:** Ms. Branagan

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

Dr. Koultourides arrived at 7:41pm.

#### **Other Items/ Additional Items for Discussion:**

- a. **PC23-027 Performance Surety acceptance for Floyds Concern, LLC for an approved 2-Lot Subdivision: 3 FLOYDS SECOND CONSOLODATION at 9750 Indiana Parkway.**

**Motion:** Ms. Branagan moved to send a favorable recommendation to the Town Council to accept the Performance Surety for sidewalks for PC Docket No. 23-027.

**Second:** Mr. Tulowitzki

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries

Ms. Mellon, Mr. Tulowitzki, and Dr. Koultourides were thanked for their service to the Plan Commission and the Town of Munster for their roles in holding developers to a higher standard.

**Next Meeting:** Mr. Baker announced that the next Regular Business Meeting will be January 9, 2024.

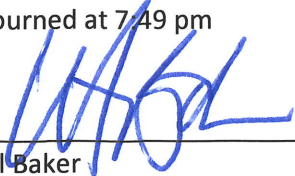
**Adjournment:**

**Motion:** Mr. Koultourides moved to adjourn.


**Second:** Mr. Tulowitzki

**Vote:** Yes – 6 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 7:49 pm

  
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Chairman Bill Baker  
Plan Commission

  
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Date of Approval

  
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Executive Secretary Sergio Mendoza  
Plan Commission

  
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Date of Approval