



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Jennifer Barclay, HWC Engineering

Meeting Date: August 13, 2024

Agenda Item: PC No. 24-007

Application Type: PUD Amendment

Hearing: Preliminary Hearing

Summary: A request to amend PUD to add CHP (Cogeneration Unit) to the northeast side of Community Hospital

Owner: Power's Health

Applicant: VRQ, LLC; Andrew Qunell

Property Address: 901 MacArthur

Current Zoning: PUD [Ordinance 1523]

Adjacent Zoning: North: Civic Zone
South: PUD; CD-4.A
East: CD-3.R1; Civic Zone
West: CD-4.A

Action Requested: Schedule Public Hearing

Additional Actions Required: Findings of Fact

Staff Recommendation: Motion to Schedule Public Hearing
Review Findings of Fact
Review of Zoning Code(s)

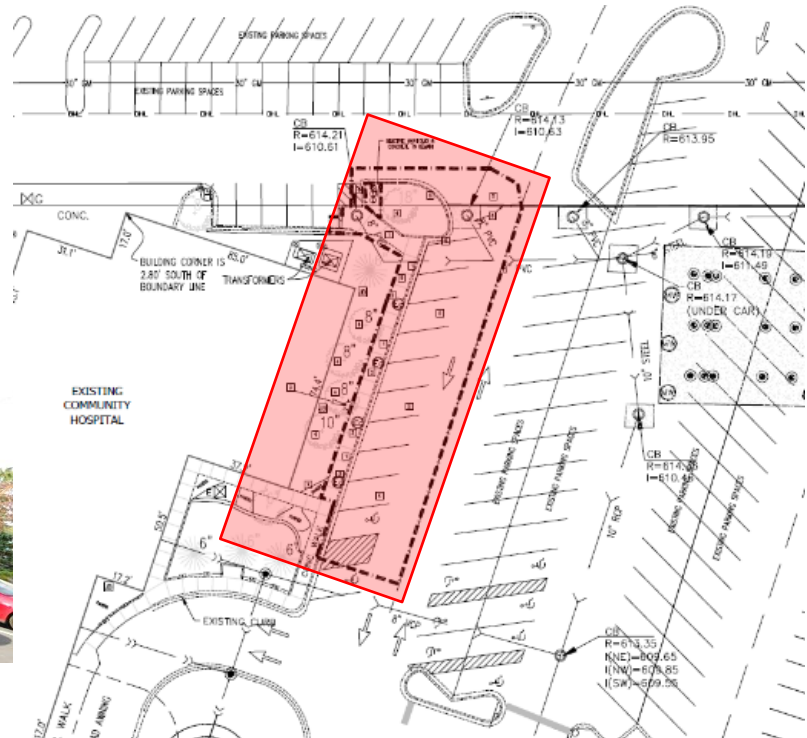
Attachments: 1. Exhibit A: Application
2. Exhibit B: Ordinance 1523

PROJECT SUMMARY:

Community Hospital is wishing to add a Cogeneration Unit (CHP) to the northeast corner of the current facility at Fisher St. and Columbia Ave. just north of the outpatient entrance.



The applicant is proposing removing 4-electric charging, and 5-regular parking spaces and reconfiguring 2-ada parking spaces to make room for the addition. The parking isle would change from two-way to one-way.

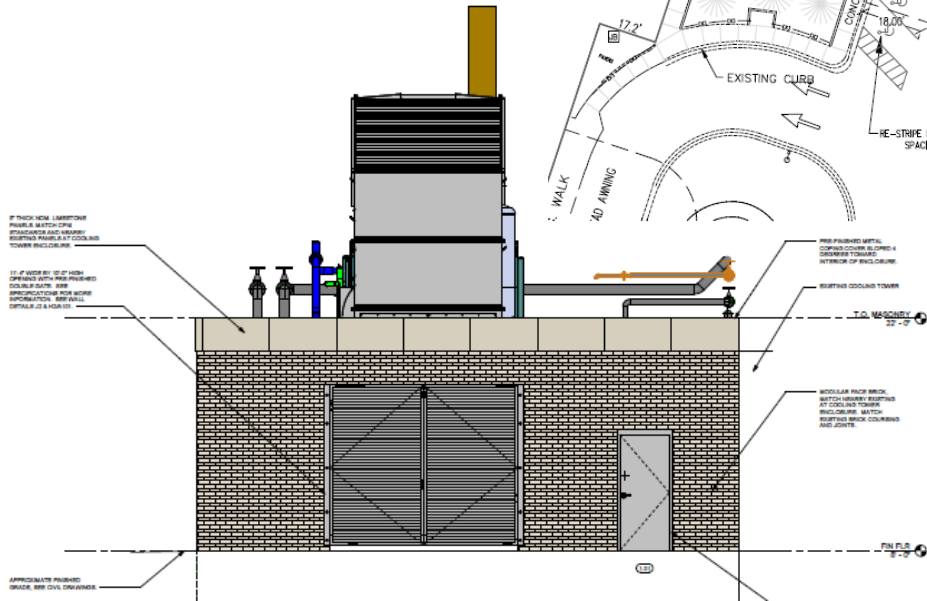
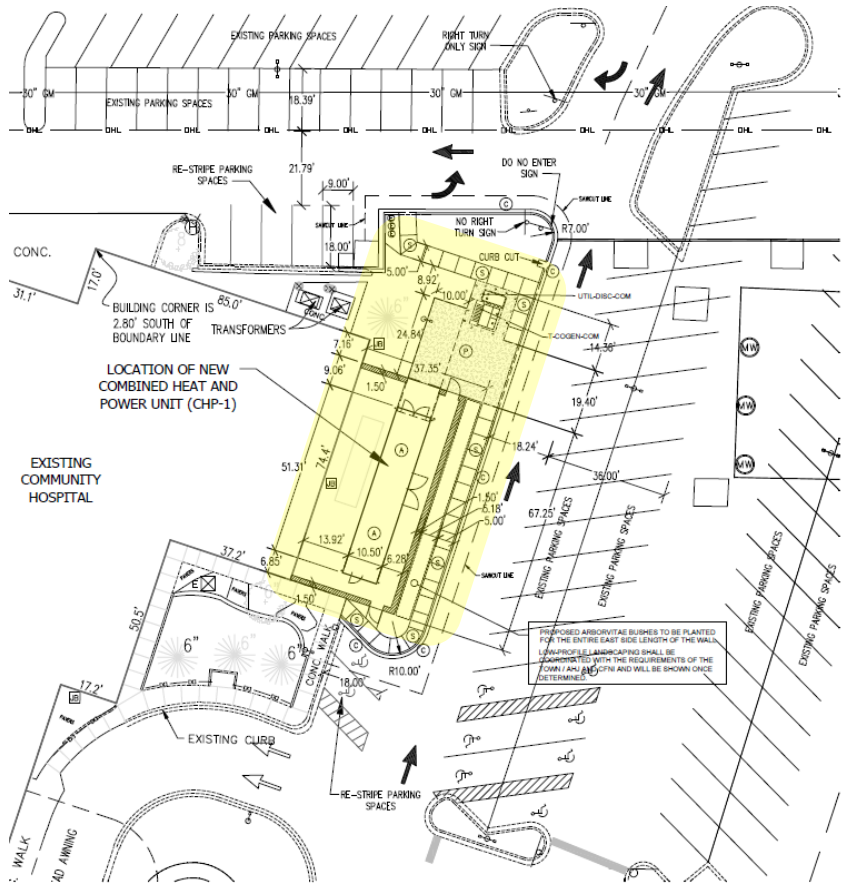


SITE PLAN

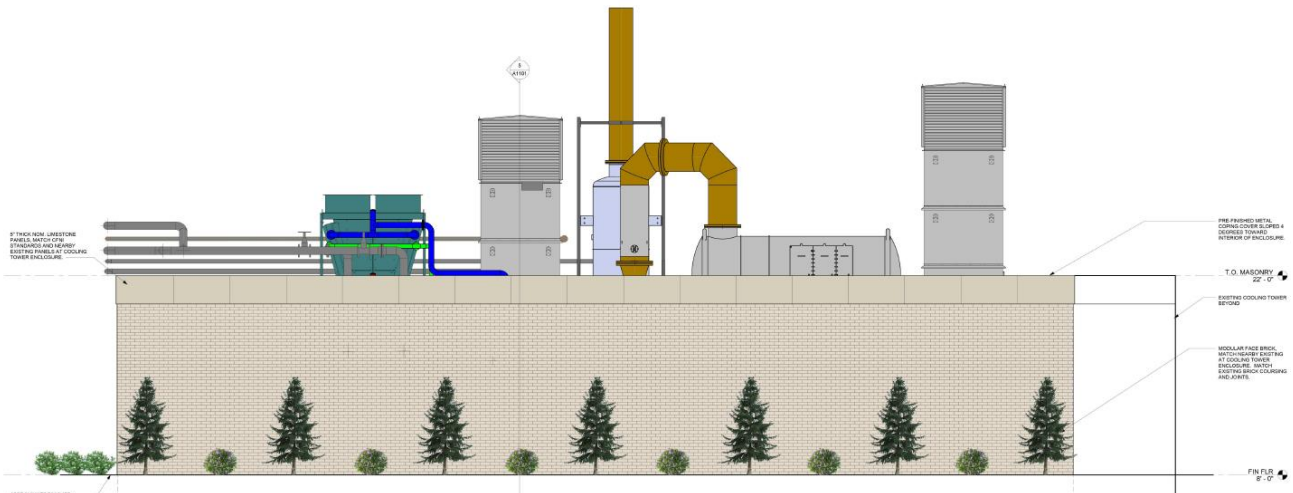
The addition would construct a 22-ft tall masonry wall, and the CHP will be housed behind the proposed 22-ft H masonry wall.

On the very northern end there are some mechanicals that will be housed outside the wall.

The proposal does include landscaping and installation of 5-ft sidewalk along parking lot drive aisle.



North Elevation



East Elevation

SD-PUD STANDARDS:

The Plan Commission may recommend the establishment of the proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District, provided that it finds that the petition establishes that:

- I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.
- II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.
- III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.
- IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.
- V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.
- VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:
 - 1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination with the proposed Development within such SD-PUD Planned Unit Development Special District;
 - 2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
 - 3) constitute responsible growth and development.
- VII. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.
- VIII. Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.
- IX. Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.
- X. Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.
- XI. The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and

landscape and utility areas therein can be completely developed within five (5) years of the initial establishment of the District.

XII. All conditions and requirements of Sections 26-6.804.L.9.a - .k have been satisfied.

The applicant has addressed these criteria in the attached application.

Based on the standard of review set forth in the preceding Section 26-6.804.L.9.k.xiii, its findings, and any conditions, restrictions, and requirements it may establish pursuant to Section 26-6.804.L.9.k.xviii, the Plan Commission shall recommend to the Town Council that the application and Development Plan be approved, approved with modifications, or disapproved. The Plan Commission shall enter its findings and reasons for such action in its records. Review, hearing, and recommendation by the Plan Commission pursuant to this Section 266.804.L shall constitute submission to, and public notice, hearing and recommendation by the Plan Commission required pursuant to Section 26-6.804.L.9.k.xii-.xiii.

STAFF RECOMMENDATION:

Staff is encouraged to see investment and improvements in property. Overall staff is satisfied with the application and would request discussion on signage. Is signage planned for the east elevation?

MOTION:

The Plan Commission may wish to consider the following motion:

Recommend schedule public hearing.

Exhibit A



Petition PC _____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

<u>Power's Health</u>	<u>219.689.7310</u>
Name of Owner	Phone Number
<u>901 MacArthur Munster, IN 46321</u>	<u>dotte@comhs.org</u>
Street address, City, ST, ZIP Code	Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

<u>Andrew Qunell / VRQ LLC</u>	<u>312.420.7369</u>
Name of Applicant/Petitioner	Phone Number
<u>2158 45th Street, Suite 242 Highland, IN 46322</u>	<u>andy@vrqllc.com</u>
Street address, City, ST, ZIP Code	Email address

PROPERTY INFORMATION:

<u>Power's Health</u>	<u>PUD</u>
Business or Development Name (if applicable)	Current Zoning
<u>901 MacArthur Munster, IN 46321</u>	
Address of Property or Legal Description	

APPLICATION INFORMATION:

Please select what this Application is for:

- Subdivision If yes, select one of the following: Preliminary Plat Final Plat
 Development Plan Review
 Rezoning (including Planned Unit Development) – Proposed Zoning District

Brief Description of Project:

To add CHP (Co Generation Unit) to the northeast side of Hospital, basically the corner nearest the east entrance to parking lot off Fisher Street.

<u>Torrenge Engineering - Don Torrenge</u>	<u>219.836.8918</u>
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
<u>907 Ridge Road, Munster, IN 46321</u>	<u>don.torrenge@torrenge.com</u>
Street address, City, ST, ZIP Code	Email address



Petition PC _____ - _____

Town of Munster Plan Commission Application Signature Page

I hereby authorize Andrew Qunell to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

David J. Ott
Signature of Owner

July 10, 2024
Date

Andrew E. Qunell
Signature of Applicant

July 10, 2024
Date

Exhibit B

ORDINANCE NO. 1523

AN ORDINANCE AMENDING THE COMMUNITY HOSPITAL PLANNED UNIT DEVELOPMENT

WHEREAS:

Community Hospital, 901 MacArthur Blvd., Munster, Indiana, was previously approved and rezoned as a Planned Unit Development and,

WHEREAS:

Community Foundation of Northwest Indiana, Inc., the operating organization of Community Hospital filed a petition to amend the existing Planned Unit Development and,

WHEREAS:

The petition to amend the Planned Unit Development was set for public hearing May 10, 2011, and

WHEREAS:

The petition to amend the Planned Unit Development provides for the construction of a four story vertical addition to the Community Hospital located above the existing emergency room facility in accordance with plans and specifications submitted at the public hearing and received and,

WHEREAS:

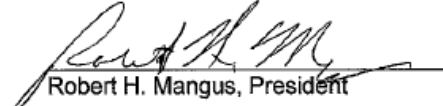
After public hearing and consideration of the testimony and evidence submitted, the Munster Plan Commission voted to recommend approval of the proposed amendment to the Planned Unit Development.

NOW, THEREFORE, be it ENACTED and ORDAINED that the proposed amendment to the Planned Unit Development located in general in the area of Community Hospital south and east of the intersection of Calumet Avenue and Fisher Street consisting of a four story vertical addition to the hospital above the present emergency room facility all in accordance with plans and specifications submitted and approved at the Munster Plan Commission meeting is approved and the Planned Unit Development is deemed amended to include the proposed addition.

Dated this 16TH day of MAY, 2011.

Enacted by a vote of 5 in favor and 0 opposed. This amendment shall take effect upon passage and publication as required by law.

TOWN COUNCIL OF THE TOWN OF MUNSTER, INDIANA


Robert H. Mangus, President

ATTEST:


David F. Shafer, Clerk-Treasurer