EST. 1836
MICHIGAN CITY
INDIANA

MINUTES OF THE REGULAR MEETING OF THE MICHIGAN CITY PLAN COMMISSION APRIL 28, 2026

The Michigan City Plan Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 East Michigan Boulevard, Michigan City, Indiana, on Tuesday, April 28, 2026, at 6:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. Access LaPorte County Media recorded the meeting and it is available for viewing on their website.

CALL TO ORDER
The meeting was called to order at 6 p.m. by President De 'Medici.

ROLL CALL
Roll call was called by Planning Director, Dr. Dominique Edwards

PRESENT: Timothy Warner, Fred Klinder, Antonio Conley, Steve DePalma, Bruce De'Medici, Ross Balling, Rose Tejeda, Bryant Dabney, Attorney Hale, Dr. Dominique Edwards

ABSENT: Christina Espar

APPROVAL IF AGENDA
Mrs. Tejeda made a motion to approve the April 28, 2026 Agenda, seconded by Mr. Klinder, and was approved with the following vote:

AYE(6): Antonio Conley, Bruce De'Medici, Fred Klinder, Rose Tejeda, Timothy Werner, Steve DePalma, Bryant Dabney
NAY(0):

Approval of Minutes

Mr. De 'Medici made a motion to approve the March 24, 2026 meeting minutes, seconded by Mr. Dabney was approved with the following vote:

AYE(6): Antonio Conley, Bruce De'Medici, Fred Klinder, Rose Tejeda, Timothy Werner, Steve DePalma, Bryant Dabney
NAY(0):

PETITION(S)

- P-900-26: Danieal Burns, Project Engineer for CAGE; Requesting a primary plat for Crestwood & Southwind Drive Development located at parcel # 46-05-08-253-005.000-009

  Mr. De' Medici stated that that petitioner has asked for a continuance in advance to the meeting.

  Mr. Dabney asked how many continuances they have already granted for this petition?

  Dr. Edwards answered that if the board were to grant this continuance this would be their second continuance.

  Mr. Dabney asked if there is a rule about how many times a continuance can be granted.

  Attorney Hale answered that petitioners can ask for an unlimited amount of continuances.

  Mr. De 'Medici stated that based on the comments of the various citizens from the area expressing concerns about the drainage, he stated that he has been out to that area three different times after or during rain storms, and it his from his point of view that if the board were to consider the petition that they address questions about how the drainage will be addressed. Mr.

De 'Medici asked Mr. Warner, City engineer to comment on this issue at the time it is addressed with petitioner.

Mrs. Tejeda stated that she has also been out to the site and agrees with Mr. De 'Medici.

Mr. Klinder stated that he has been out to the site as well and stated that not only is it the land in the area that gets flooded but also the roads and there needs to be a lot of work done out there. Mr. Klinder also stated that through the years the board has limited it to a couple of times that someone can ask for a continuance based of the reasoning behind it, he stated that Attorney Hale stated that there is an unlimited amount of continuance but if the board were to grant this continuance then there needs to be a good reason to not have another one be requested.

Mrs. Tejeda asked if there has been any reports produced regarding the drainage from the staff.

Dr. Edwards stated that there has been no reports produced yet being that they are in their preliminary stages of devilment, they still need to go through a number of stages and steps to get that far and that where sanitary steps in with their report and feedback of the project and the area.

Mrs. Tejeda stated that it would make sense to allow for the continuance and let the petition proceed to the next step of procedures to have the studies done by the responsible parties to see if the drainage will be an issue and how it can potentially be solved.

Mrs. Tejeda asked Dr. Edwards they can proceed to the next steps without the continuance.

Dr. Edwards answered that because they are in their preliminary stages, the board can set a motion to allow for a continuance for them to be heard at the next hearing, they still need to work across all of the appropriate departments to make sure that the site is feasible for this project. She states that the petitioner has gone through site plan and development to which she pointed out the notes for that meeting has been given to the commissioners. Dr. Edwards recommended that the commissioners allow for the petitioners

to seek a continuance to allow for the developer to address these issues and concerns at the next hearing.

Mr. De 'Medici stated that to allow them to continue ideally keeps some momentum going that may lead to ultimate work on the drainage and that this is an appropriate reason to allow for a continuance.

Dr. Edwards stated that to clarify the petitioner is requesting a primary plat for a subdivision to which they have up to two years to go through to complete their final phases and provide a finalized plat in regards to this development. In that time frame there is still a number of phases to get through in regards to the development and working with the appropriate departments to address these concerns.

Mr. Dabney asks is it okay for there to be public comment on this petition being that they are asking for a continuance.

Attorney Hale stated that it would be inappropriate to have the public make comments during the commissions discussion of the continuance but during public comment at the end of the meeting they are free to make any comments they wish.

Dr. Edwards stated that being that there is not a limit on continuances for the developer, she has given them a hard deadline to provide staff with the rest of their application materials and moving forward she will not provide a favorable recommendation to grant an additional continuance past this meeting.

Mr. De 'Medici makes a motion to grant the continuance for petition P-900-26 to the May 26,2026 scheduled meeting, seconded by Mrs. Tejeda and was approved with the following vote:
AYE(6): Antonio Conley, Bruce De'Medici, Fred Klinder, Rose Tejeda, Timothy Werner, Steve DePalma, Bryant Dabney
NAY(0):

- P-901-26: Integrated Construction Solutions (ICS) requesting approval of primary plat major subdivision of the proposed Tailwinds Commercial Business Park located at parcel #46-05-09-300-039.000-009

Dave Huss, DVG staff from Crown Point Indiana addressed the board stating that he also has Matt Rossman along with him from Integrated Construction Solutions. He stated that they are in front of the board tonight on behalf of XL Investment Properties LLC, the property owner, to discuss the project and request primary plat approval. He stated that they have names the development Tailwinds Commercial Subdivision, he referred the members to the slide show stating that what is outlines in teal, is all the property area that XL Investment Properties own, which is currently undeveloped, unsubdivided land parcel adjacent to Cleveland Avenue . The parcel sits on the west side of the road and is about halfway between west 400 north and US 20 at the south end of the city. Its northern boundary is the AMC Theater and its western boundary is both Lowes and Menards rear yard. The south end of Menards is referred to as larksburg lane and behind Menards is what is referred to as Meijer Drive. They are both dead ends to which will have future connection and extension should this land ever be developed . He stated that the total parcel measures to just under 30 acres and the majority southern half of the parcel is inundated with wetland areas making development of the complete parcel either very difficult or prohibitably expensive, but the northern half is much less encumbered and able to be developed.

Mr. Huss stated that the petitioner desired to subdivide the northern side of the lot which is approximately 14 acres into what would 11 lots for future decelopment. Each lot will range in size from just over ¾ of an acre to as large as 1.14 acres. The petitioners vision is for each individual lot to support up to an 11,000 square foot commercial building commensurare with the underlying zoning and that would leave room for parking areas and driving aisles all comforming to Michigan City regulations, and if potentially a larger business comes to buy two to four lots they can come back and combine the lots into a single lot. He continued to state that the mechanics of the plat and over all subdivision is to have roadway right away to connect to Meijer drive and Larksburg Lane via north-south connector roadway which is consistent with the cross-sections of both roads. From there splitting the

greater 14 acres into a top and bottom half, there will be a dedicated east-west roadway connecting out to Cleveland Ave., at which it would be widened at to allow for both a left and right turn exit. The subdivision will feature two out lots, out lot B will be on the far west, it will be west of the north-south road which is not suitable for development due to topographic difficulties. There is an existing drainage easement that primarily serves Menards so there will be an out lot adjacent to what would be right-away. Out lot A will contain the subdivision's detention facility, as the land was previously undeveloped and is sized for the full development of the property, the proposed wet bottom pond is sized appropriate to detain the storm water both from the road and from the additional impervious areas. It controlled release will be piped out to an existing storm sewer beneath Cleveland Ave. Ample city utilities are available, the petitioner proposes an 8in water main extension from Cleveland Ave connecting to an existing main behind Menards, the sanitary already exists on Cleveland Ave's eastern parkway, they have the depth so there will be no issues serving the entirety of these lots. The storm water is simplistic, it will all be taken to the subdivision's detention facility.

Mr. De 'Medici asked Attorney Hale if there are any reasons on why they should not continue with this petition.

Attorney Hale answered everything is okay to proceed with this petition they got in all of their appropriate documentation and it meets all of the requirements for notice.

Mr. De' Medici asked for the planning staff report to be read.

Lucas Lopez, Associate Planner, read the staff report which stated:

The parcel in question is undeveloped
land located along Cleveland Avenue between Meijer Drive
and West Kieffer Road and is
listed under parcel #460509300039000009. The total area of the
parcel in question is 29.83 acres where the proposed development will
include 11 lots intended to be consistent with the current
zoning designation of B2, General Commercial District. The lots will be
suitable for immediate development ranging from 0.75 – 1.1 acres. The

surrounding properties are zoned B2 and OS, General Commercial District and Office Service. The surrounding properties are made up of large commercial institutions such as large grocery stores, a movie theater, and fast-food restaurants amongst other commercial uses. The property owner, XL Investment Properties LLC, has given the necessary authorization to the petitioner, Integrated Construction Solutions (ICS), in the form of a signed property owner's authorization form provided to the Planning Department.

Staff Analysis:

The parcel is zoned B2, General Commercial district. This zoning category is characterized by an integrated cluster of establishments serviced by a common parking area and generating a large volume of vehicular and pedestrian traffic. This area is suitable for a business park and is well served by roadways, sanitary sewers and water infrastructure. The proposed development is expected to provide meaningful social and economic benefits to the city, including the creation of numerous employment opportunities and the support of local economic activity. All development requirements such as setbacks, impervious surface coverage, and maximum height should align with requirements set forth in Article 07 of City Ordinances for Business Districts zoned B2.

Staff Recommendation:

Staff has reviewed the proposal of the submitted primary plat for a major subdivision and found that it meets the standards and requirements of the subdivision ordinance under Article 05 of the Major Subdivision Plat Composition Requirements and recommends approval.

Attorney Hale asked Mr. Lopez, Associate Planner, if there are sidewalks on the primary plat.

Mr. Lopez answered that it was in the recommendations that there are sidewalks based of the feedback from the City Engineer.

Attorney Hale asked me Lopez if that will be a condition of the Planning Departments recommended action of approval.

Mr. Lopez answered no.

Mr. De' Medici asked if the petitioner has already had discussions with the prospective tenants.

Mr. Rossman answered that they have no, it is too early in the process for such discussions but they do have some prospects but until there is a hard time for building and occupancy it is too early for tenant discussions.

Mr. De 'Medici asks if there will be a system of some kind where funds will be set aside or if there is some kind of plan in place to refurbish the gravity system after wear and tear of the storm water system.

Mr. Huss stated that he doesn't know if funds have been set aside but with this specific instance the bulk of the storm sewer with the exception of the lot stubs will essentially revert back to the city because it will sit within what will become a public right away.

Mr. Werner stated that the storm water issue will be maintained by the sanitary district.

Mr. Klinder stated that his question would most likely be answered in the secondary plat approval but in the staff report it states that the Fire Department stated that the setback or turn around radius for fire trucks need to be 13 feet but Mr. Klinder stated that he only saw 10 feet in one of the documents.

Mr. Huss stated that during site plan review they provided a template site plan of these properties to demonstrate that a fire engine or even a ladder truck can adequately come into even the smaller lots to alleviate the concerns the fire department brought up. He stated that he did respond to the concern immediately after the Site Plan Review meeting.

Mr. De 'Medici asked Mr. Hale that if someone were to make a motion to approve recommendation of this to the City Council should they include provisal about the 5 foot sidewalk to be added.

Attorney Hale stated that the petitioner filed a request for approval of this primary lot and that is the first stage in the process for getting this project going, it ends with building permits and actual construction, but if the primary plat were to be primary plat the petitioner is required by the zoning ordinance and subdivision to come back before the commission for secondary plat approval upon a determination that meets the requirements of our ordinances. He states that this is the process and once the petition gets their secondary plat approved from this commission they would then go to the building department and seek the correct building permits and start construction.

PUBLIC COMMENT

Tommy Kulavic 1316 Ohio Street, made a comment.

Scott Meland, 200 Kenwood place, made a comment.

Mrs. Tejeda made a motion to approve petition 901-26 Integrated Construction Solutions requesting the approval of the primary plat for a major subdivision incorporating the findings of developments given in the staff report, seconded by Mr. Klinder and was approved with the following vote:

AYE(6): Antonio Conley, Bruce De'Medici, Fred Klinder, Rose Tejeda, Timothy Werner, Steve DePalma, Bryant Dabney

NAY(0):

- P-902-26: Kabelin Ace Hardware requesting approval of a primary plat for minor subdivision located at parcel #46-05-05-451-061.000-009

Attorney Anthony Novak, Newbie Kaminsky And Jones 916 Lincolnway LaPorte Indiana addressed the board stating that they are here on behalf of Cable MC LLC. He stated that with him tonight is Tyler Watkins, Kabelin's Chief Financial Officer. He stated that they are there to request approval of

primary plat for a minor subdivision. He stated that on their application it does say a major subdivision is being requested but they are changing to a minor subdivision and if their primary plat gets approved, the adjusted paperwork will be turned in to the planning director. He stated that the minor subdivision in front of the members is subdivision 2, the plat was submitted back on March 26,2026, back in September of 2022 minor subdivision 1 was approved. He continues to explain that there are 2 subdivisions because historically Kabelin owned more property in that area, they subdivided the 5 lots. Ohio street and the vacant lot that is connected to the hardware store is the reason for the request. That lot is the subject of the minor subdivision, highlighted in exhibit 3. Attorney Novack stated that the aerial of the hardware store shows how uniquely shaped the parcel is. He states that the primary objective is to take the undeveloped land along US Hwy 20 which is about 1 ½ acres, zoned commercial and give it its own parcel, and the end goal is to have the hardware store, parking lot, and the strip along hwy 20 to all be their own parcel. He stated that talking with the planning department about it everyone seemed to be in favor but didn't want any parcels to be land locked, he explains that there is an existing drive that comes off US 20 and is about 50 feet wide, stating that this is on the plat for reference. He explains that this will be beneficial doing ingress egress to the Kabelin Hardware store. Mr. Novack stated that an easement has been drafted as requested by the planning department. Attorney Novack restated that they are before the commission asking for approval of a primary plat of a minor subdivision to parcel off the land on Hwy 20.

Mr. De 'Medici asked Attorney Hale if there is a reason why they should not move forward with the petition.

Attorney Hale answered that they may continue with the petition and that Attorney Novack has turned in all the proper documentation.

Mr. De' Medici asked Dr. Edwards to proceed with the Planning staff report.

Dr. Edwards referred to Mr. Lopez, Associate Planner for the staff report which read:

The parcel in question is partly undeveloped and is located along US Highway 20. The property consists of approximately 7.29 acres. The applicant has requested to subdivide the property into two parcels and create proposed lots 1A and 2A. The property contains a driveway from US Highway 20 leading to the existing Kabelin Ace Hardware store. This property is part of the 421 and south Franklin commercial corridor, and all surrounding property is zoned B2, General Commercial District. The property is surrounded by commercial properties such as Marquette Mall and PNC Bank.

This area is intended to accommodate commercial uses which entail large volumes of vehicular traffic, making this proposal viable. This proposal is a re-subdivision of land which was previously subdivided as Kabelin Minor Subdivision, recorded as Instrument No. 2022R-13330 on October 7, 2022, in the La Porte County recorder's office. This new subdivision will be called Kabelin Minor Subdivision II. The overall intent is commercial development of Lot 2A, the future use is unknown.

Staff Analysis:

The parcel is zoned B2, General Commercial District. This zoning category is established to serve a larger population than is serviced by a B1 district. The district is characterized by an integrated cluster of establishments services by a common parking area and generating a large volume of vehicle and pedestrian traffic. The city requires a cross-access easement between property owners of both lots for the shared driveway. A minor subdivision is required to divide this property into two parcels.

Staff Recommendations:

Staff have reviewed the proposal of the submitted plat for a minor subdivision and find the request to be in accordance with all applicable zoning and subdivision ordinance standards under Article 03 of City

Ordinances for Minor Subdivisions and recommends the approval of the request subject to the following conditions:
Execute and record cross-access easement between Kabelin MC, LLC and the future property owner of proposed lot 2A.

Mr. De' Medici asks Attorney Novack if the existing drive by PNC bank is a public or private road and which drive would they be using.

Attorney Novack answered that they will be using the road west of PNC not the east road Mr. De' Medici is referring to.

Mr. DePalma asked if the road west of PNC bank used by PNC customers or any other retail customers of that building, or is it solely used for access to Kabelin.

Mr. Watkins answered that there are some PNC customers that do use the road that will be turned into the easement. He stated that they may come from both sides, and it would serve both the parcel in question, the hardware parcel, the PNC bank, and the newly proposed 2-way parcel.

Mr. DePalma asked if there would be an easement with all parties involved.

Mr. Watkins answered yes, and within the easement agreement that has been drafted does have all three parties involved that are expected to sign prior to secondary approval.

Mr. Watkins stated that he agrees with Mr. De' Medici's assessment of the road that they do not own but it does continue after the PNC back near their parking lot, he stated that they would love to be able to do something with that but because they do not own it, they cannot.

PUBLIC COMMENT

Tommy Kulavik 1316 Ohio St made a comment.

Scott Meland 200 Kenwood Pl, made a comment.

Mrs. Tejeda made a motion to approve petition 902-26 with the conditions set forth in the staff report and the execution of the easement, seconded by Mr. Werner and was approved with the following vote:
AYE(6): Antonio Conley, Bruce De'Medici, Fred Klinder, Rose Tejeda, Timothy Werner, Steve DePalma, Bryant Dabney
NAY(0):
OLD BUSINESS

Fred Klinder Commission Appointment:

Mr. De' Medici asked Attorney Hale if they are suppose to vote to retain Mr. Klinder.

Attorney Hale stated that the commission needs to appoint a representative from the Planning Commission to serve on the Board of Zoning and Appeals, he stated that the commission just needs to reappoint Mr. Klinder or appoint someone else to the BZA.

Mr. De' Medici thanked Attorney Hale for the clarification.

Mr. Klinder stated that he was requested by the Mayor's Office that he serves on the Board of Zoning and Appeals board once again, and he accepted the offer.

Mr. De' Medici made a motion to appoint Mr. Klinder to represent the Plan Commission on the Board of Zoning and Appeals, seconded by Mr. DePalma and was approved with the following vote:
AYE(6): Antonio Conley, Bruce De'Medici, Fred Klinder, Rose Tejeda, Timothy Werner, Steve DePalma, Bryant Dabney
NAY(0):

GENERAL PUBLIC COMMENT

Tommy Kulavik 1316 Ohio St made a comment.

Scott Meland 200 Kenwood Pl made a comment.

Guy Carl 122 Crestwood Dr made a comment.

Yorg Kenrianis real estate broker for @Properties made a comment.

Timothy Werner, City Engineer, made a comment following up on people's public comment.

Mr. De' Medici made a motion to adjourn.

Meeting was Adjourned at 7:15 p.m.

Bruce De' Medici, President

Fred Klinder, Secretary