

## MUNSTER PLAN COMMISSION

ARA Dialysis  
c/o NWI Medical Realty, LLC  
10010 Donald Powers Drive  
Munster, IN 46321

PETITION PC 16-013

### FINDINGS OF FACT

Applicant has requested a Development Plan Review in order to build a new building for a dialysis center/offices.

This matter came before the Commission on August 9, 2016. Applicant presented testimony and evidence in support of the Development Plan Review.

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 considering Applicant's Development Plan for the site.
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 Commission finds that Applicant's Development Plan should be approved contingent upon those items discussed and as more particularly set forth in the minutes of the Town of Munster Plan Commission meeting held on August 9, 2016.

Comments: Reduced parking approved. Substitute plant species approved. Greenspace spacing approved. No mechanicals to be seen.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of four (4) in favor and zero (0) opposed, approved the Applicant's Development Plan.

Findings of Fact approved the 13<sup>th</sup> day of September, 2016.

TOWN OF MUNSTER PLAN COMMISSION

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Michael Mellon, Chairman

ATTEST:

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Beth Miller, Secretary