

## MUNSTER PLAN COMMISSION

Guy Costanza  
407-411 Ridge Road  
Munster, IN 46321

DOCKET NO. PC 20-009

### FINDINGS OF FACT

Applicant has requested approval of a Development Plan for real estate to be utilized for a commercial development at 407-411 Ridge Road, Munster, Indiana.

Tom Vander Woude indicated that the Site Plan has met all the standards of the Zoning Ordinance in addition to receiving variances from the Board of Zoning Appeals. The comments in the Staff Report have been addressed as well. Staff recommends approval of the Development Plan. The Public hearing was opened. The Public Hearing was closed.

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 Development 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.

A motion was made to approve PC 20-009 subject to the final Staff review of the building design to ensure compliance with the relevant zoning standards listed in the Staff Report.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of seven (7) in favor and zero (0) opposed, approves the Development Plan as submitted by the Applicant.

Findings of Fact approved the 12<sup>th</sup> day of October, 2021.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Tom Vander Woude, Executive Secretary