

MUNSTER PLAN COMMISSION

Lake Business Center PUD
9200 Calumet Avenue
Munster, IN 46321

Petition PC 21-012

FINDINGS OF FACT

1. Applicant has requested certain amendments to the Lake Business Center PUD located at 9200 Calumet Avenue, Munster, Indiana for the purpose of developing a Home2Suites Hotel.
2. A Public Hearing was held on the petition; public comment was taken and the Public meeting was closed. Attached hereto is an amendment to the Lake Business Center Planned Unit Development with proposed modified developmental standards. Those developmental standards are attached hereto and made a part hereof as Exhibit "A".
3. Based upon the testimony and evidence presented, having given due consideration and having paid reasonable regard to the requirements of the Zoning Ordinance of the Town of Munster as amended from time to time, as well as Indiana State law, upon motion duly made and seconded and by a vote of _____ in favor and _____ opposed, the Munster Plan Commission approves the Applicant's modifications to the Planned Unit Development, including the modified developmental standards for the Lake Business Center. The Town of Munster Plan Commission now makes a favorable recommendation to the Town Council that the Town Council adopt the Planned Unit Development and modified developmental standards attached to these Findings of Fact as Exhibit "A".
4. In making such recommendation, the Town of Munster Plan Commission has paid reasonable regard to the comprehensive plan, current conditions and the character of current structures and uses, the most desirable use for which the land is adopted, the conservation of property values throughout the jurisdiction; and responsible development and growth in accordance with Indiana Law. The Town of Munster Plan Commission now makes the following Findings of Fact:
 - A. The proposed Planned Unit Development amendment is in the best interest of the Town of Munster and will serve to:
 - i. secure adequate light, air, convenience of access, safety from fire, flood or other damage;
 - ii. lessen or avoid congestion in public ways;
 - iii. promote the public health, safety, comfort, morals, convenience, and general welfare; and
 - iv. accomplish the purposes of the Indiana statute regarding zoning.

- B. The proposed modified developmental standards are consistent with Indiana Code 36-7-4-601, *et seq.*
- C. The proposed amendment is consistent with the general purposes and goals of the Town of Munster Plan Commission and will promote the orderly development of the Town of Munster and be beneficial to the general welfare of the community.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted to grant and forward a favorable recommendation of the Planned Unit Development amendment as stated above to the Town of Munster Town Council.

Action taken on October 12, 2021. Findings of Fact approved October 12, 2021.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Tom Vander Woude, Secretary