

## MUNSTER PLAN COMMISSION

Guy Costanza  
407-411 Ridge Road  
Munster, IN 46321

DOCKET NO. PC 20-009

### REVISED DEVELOPMENT PLAN FINDINGS OF FACT

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

The Planning Director 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 Revised Development Plan consisting of the *Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc. dated 05.06.2022* with certain conditions set forth herein. The Public hearing was previously opened. The Public Hearing was subsequently closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

A. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Revised Development Plan.

B. The Commission finds that the project is compatible with the Comprehensive Plan.

C. The Commission finds that the project is compatible with surrounding land uses.

D. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.

The Plan Commission noted that their approval of the *Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc. dated 05.06.2022* contains the conditions as follows:

1. The final plan would be subject to the Town Engineer's approval.
2. The west side of the building would be modified by regrading and installation of additional bricks so no unfinished concrete will be shown.
3. A revised landscaping plan will be submitted to staff approval. This is needed because the landscaping plan on file does not include the building changes. The alternative landscaping plan shall consider the modifications being made to the site.
4. Not applicable.
5. That the stoop be constructed of the same material as the building so it has a cohesive style.

6. Not applicable.
7. That the applicant work with the Town Attorney to determine the best way to legally permit the encroachment of the project into the Town right of way.
8. The existing light pole will be removed and hardscape, defined as a sidewalk built to the Town specifications, will be built. This could be pavers, concrete or another hard surface.

A motion was made to approve the Revised Development Plan consistent with the Findings and Minutes of May 24, 2022.

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

Findings of Fact approved the 12<sup>th</sup> day of June, 2022.

TOWN OF MUNSTER PLAN COMMISSION

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Roland R. Raffin, Chairman

ATTEST:

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Tom Vander Woude, Executive Secretary