

TOWN OF MUNSTER PLAN COMMISSION

Petitioner:
Community Foundation of Northwest Indiana
10240 Calumet Avenue
Munster IN 46321

Town of Munster Plan Commission
Docket No. 22-005

FINDINGS OF FACT FOR PRELIMINARY PLAT APPROVAL

1. Application has been made to the Town of Munster Plan Commission requesting preliminary plat approval and presenting plans to subdivide and develop a portion of the 37 acres of property under its ownership between Calumet Avenue and Don Powers Drive. Petitioner, Community Foundation of Northwest Indiana, appeared by its representatives and Attorney Cheryl Zic for public hearing on June 30, 2022.

2. The matter having come for Public Hearing, the Notices are examined for sufficiency. Publication pursuant to the Town of Munster's Zoning Ordinance has been accomplished.

3. Petitioner presented evidence, documentation, and information regarding the Petition for Commercial Subdivision Approval regarding the real property located between Calumet Avenue and Don Powers Drive commonly known as 10240 Calumet Avenue. The Public Hearing was open. Remonstrances were heard. The Public Hearing was closed.

4. Based upon the testimony and evidence presented by the Petitioner, Community Foundation of Northwest Indiana, having given due consideration and having paid reasonable regard to the requirements of the Subdivision Control Ordinance of the Town of Munster as amended from time to time, now by a vote of six (6) in favor and one (1) opposed, upon motion duly made and seconded, grants primary approval to the Petitioner, contingent upon the following:

A. Execution and recording of a legal commitment between the Town of Munster and Community Foundation of Northwest Indiana requiring Community Foundation of Northwest Indiana to install a traffic signal at the intersection of Calumet Avenue and Treadway Drive when one of the following thresholds is met: (1) 35% build out of the entire 37 acres owned by Community Foundation of Northwest Indiana; (2) Construction of 125,000 square feet of office space in the 37 acre study area; (3) Traffic counts that total 100 vehicles per hour turning left from Treadway Drive to Calumet Avenue.

And including a provision permitting the Town to install the traffic signal prior to any of the above thresholds being met and requiring CFNI to reimburse the Town for the costs and expense of the traffic signal when any one of the three thresholds set forth above are met.

B. Thoroughfare trees be planted in the Calumet Avenue parkway east of Outlot B, north of Treadway Drive.

C. A 6' wide sidewalk be installed along Calumet Avenue south of Treadway Drive.

5. The Munster Plan Commission also approves the following waivers requested by the Petitioner:

A. From Sec. 26-313. Lots. (b) Depth-to-width ratio to permit Lots 2 and 3 which are 509.67' in depth and exceed the maximum lot depth of 300'.

B. From Sec. 26-335 – Width; culs-de-sac and dead-end streets. (b) Width of major-access and business streets to permit Treadway Drive to have a right-of-way width of 64.5 feet and Donald Powers Drive to have a right-of-way width of 60 feet, which are less than the required width of 100 feet.

C. From Sec. 26-6.502 Thoroughfares, waiving the requirement that Treadway Drive and Donald Powers Drive comply with the Town of Munster Thoroughfare Standards.

D. From Sec. 26-6.504 Civic Zones waiving all requirements for Civic Space.

6. In making such determination, the Munster Plan Commission makes the following written Findings of Fact pursuant to Indiana Code, I.C. 36-7-4-707, as amended from time to time:

A. That the Plat does provide for acceptable establishment of minimum width, depth, and area of lots within the Subdivision inasmuch as it does meet the minimum requirements of the Town of Munster Zoning Ordinance, as amended from time to time;

B. That the Plat does provide for acceptable establishment of Public Way Widths, Grades and Curves, as well as for the coordination of subdivision streets and entrances with existing and planned streets and highways;

C. That the Plat does provide for the coordination with the extension of facilities, including appropriate sewer, water, storm facilities and for all other municipal services;

D. That the Plat does provide for distribution of population and traffic in a manner which provides conditions favorable to the health, safety, comfort, convenience, general welfare and harmonious development of the Town of

Munster, inasmuch as this development is in compliance with the standards and requirements of the Town of Munster currently in effect.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission by a vote of six (6) in favor and one (1) opposed, approved the Primary Plat of the Petitioner.

Action taken on June 30, 2022. Findings of Fact approved the _____ day of _____, 2022.

TOWN OF MUNSTER PLAN COMMISSION

By: _____
President

By: _____
Secretary