

TOWN OF MUNSTER PLAN COMMISSION

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

Town of Munster Plan Commission
Docket No. 22-009

FINDINGS OF FACT FOR APPROVAL OF A DEVELOPMENT PLAN

1. Application has been made to the Town of Munster Plan Commission requesting approval of a Development Plan to construct an immediate care medical building on Lot 3 of the Community Foundation Addition Block 5 at 10240 Calumet Avenue. 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 its plans to subdivide and develop a portion of the property under its ownership between Calumet Avenue and Don Powers Drive. 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 seven (7) in favor and zero (0) opposed, upon motion duly made and seconded, grants approval of Petitioner's Development Plan, contingent upon the following:

A. Plan Commission approval of the final plat for the Community Foundation Addition Block 5.

5. In making such determination, the Munster Plan Commission makes the following written Findings of Fact pursuant to Indiana Code, I.C. 36-7-4-1400, as amended from time to time:

- A. That the Development Plan satisfies the development requirements of the Munster Zoning Ordinance with respect to
 - a. Compatibility of the development with surrounding land uses.
 - b. Availability and coordination of water, sanitary sewers, storm water drainage, and other utilities.

- c. Management of traffic in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - d. Building setback lines.
 - e. Building coverage.
 - f. Building separation.
 - g. Vehicle and pedestrian circulation.
 - h. Parking.
 - i. Landscaping.
 - j. Height, scale, materials, and style of improvements.
 - k. Signage.
 - l. Recreation space.
 - m. Outdoor lighting.
 - n. Other requirements considered appropriate by the legislative body.
- B. That the Development Plan satisfies the development requirements concerning the management of traffic:
- a. That the design and location of proposed street and highway access points minimize safety hazards and congestion.
 - b. That the capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c. That the entrances, streets, and internal traffic circulation facilities in the development plan are compatible with existing and planned streets and adjacent developments.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission by a note of seven (7) in favor and zero (0) opposed, approved the Petitioner's Development Plan.

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

TOWN OF MUNSTER PLAN COMMISSION

By: _____
President

By: _____
Secretary