

TOWN OF MUNSTER PLAN COMMISSION

Fadi Layous
500 45th Street
Munster, IN 46321

PC Docket No. 22-019

FINDINGS OF FACT FOR A FAVORABLE RECOMMENDATION TO THE MUNSTER TOWN COUNCIL TO FACILITATE A ZONING MAP AMENDMENT

1. Applicant, Fadi Layous, requests the adoption of a Zoning Map amendment located at 500 45th Street, Munster, Indiana. The Applicant has purchased the property and has presented plans to utilize the property for a medical office. A medical office is not permitted in the SD-M Manufacturing District. Therefore, Applicant is seeking a Zoning Map amendment to change the zoning of the property from SD-M Manufacturing to CD-4.B General Urban – B District with the Special requirement: Ground Floor Residential / Dwelling Use Restriction.
2. This matter came before the Town of Munster Plan Commission for public hearing on October 11, 2022. The Applicant presented proof of notification and publication as required by Indiana law. The public hearing was opened and closed.
3. Based upon the testimony and evidence presented by Applicant, Fadi Layous, having given due consideration and having paid reasonable regard to the requirements of Indiana law, now upon motion duly made, seconded, and carried, the Town of Munster Plan Commission makes a favorable recommendation to the Town Council that the Town Council adopt the Zoning Map amendment for the subject property from SD-M Manufacturing to CD-4.B General Urban - B District with the Special requirement: Ground Floor Residential / Dwelling Use Restriction.
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 in each district in town, the most desirable use for which the land in each district is adopted, the conservation of property values throughout the jurisdiction; and responsible development and growth all in accordance with Indiana Law I.C. 36-7-4-603. The Town of Munster Plan Commission now makes the following FINDINGS OF FACT:
 - A. The proposed Zoning Map 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 Zoning Map amendment is consistent with Indiana Code 36-7-4-601, *et seq.*
- C. The proposed Zoning Map 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 five (5) in favor, zero (0) opposed and one (1) abstained to grant and forward a favorable recommendation for the proposed Zoning Map amendment as stated above to the Town of Munster Town Council.

Action taken on October 11, 2022. Findings of Fact approved the 15th day of November, 2022.

TOWN OF MUNSTER PLAN COMMISSION

By: 
Roland R. Raffin, President

By: 
Tom Vander Woude, Secretary