

MUNSTER PLAN COMMISSION

RXHST Munster, LLC
9200 Calumet Avenue
Munster, IN 46321

DOCKET NO. PC 23-005

FINDINGS OF FACT

1. Applicant, RXHST Munster, LLC, has requested approval of an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD located at 9200 Calumet Avenue, Munster, Indiana. A Public Hearing was held on the petition; there was no public comment; and the Public Hearing was closed.
2. 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 six (6) in favor and zero (0) opposed, the Munster Plan Commission approves the Applicant's modifications to the Planned Unit Development. The Town of Munster Plan Commission now makes a favorable recommendation to the Town Council. The Plan Commission hereby approves Docket No. PC 23-005, adopting an amendment to the Lake Business Center Planned Unit Development to revise the site signage guidelines with new standards for the gateway monument signs for the Lake Business Center Planned Unit Development at 9200 Calumet Avenue, Munster, Indiana.
3. 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 Zoning Ordinance 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 amended Zoning Ordinance is 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.
- D. The Plan Commission agreed to forward a favorable recommendation to the Town Council on Docket No. PC 23-005 RXHST Munster, LLC requesting approval of an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

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 Ordinance amendment as stated above to the Town of Munster Town Council.

Action taken on May 9, 2023. Findings of Fact approved June 13, 2023.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Dustin Anderson, Executive Secretary of the Plan Commission