

## MUNSTER PLAN COMMISSION

Matt Kimmel  
Centennial Village LLC  
9601 & 9605 N. Centennial Drive  
Munster, IN 46321

Docket No. PC 23-014

### FINDINGS OF FACT

Applicant has requested approval of a subdivision, replat of Lot A to create two new Lots (Lot 8 and Lot 9) Centennial Village Planned Unit Development.

This matter came to be heard before the Plan Commission on July 11, 2023. Applicant presented testimony and evidence in support of the subdivision replat. The Public Hearing was opened. The Public Hearing was closed.

Based upon the testimony and evidence presented, 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, as well as Indiana State law, the Munster Plan Commission approves Applicant's subdivision replat.

In making such determination, the Town of 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:

1. The proposed replat is consistent with the comprehensive plan for the orderly development of the Town of Munster and promotes the general welfare of the Town of Munster.
2. The proposed replat does provide for adequate ingress and egress to the subdivision.
3. The proposed replat will have a positive effect on neighboring properties and is consistent with the Master Plan.
4. The Plan Commission approves Docket No. PC 23-014, approving a subdivision replat of a portion of Lot A to create 2 Lots, Lot 8 and Lot 9, in the Centennial Village Planned Unit Development with the following condition:
  - A. That Applicant submit a revised preliminary plat showing the parking lot and the structures in relation to the new lot lines. The revised preliminary plat shall include a cross access easement for shared parking between Lots 7 and 8.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of seven (7) in favor and zero (0) opposed approves the replat as submitted by the Applicant.

Action taken on July 11, 2023. Findings of Fact approved August 8, 2023.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Dustin Anderson, Town Manager