

MUNSTER PLAN COMMISSION

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

Docket No. PC 23-013

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Centennial Village Planned Unit Development, with revisions to the Centennial Village Design Standards and Site Plan to include revisions to the size, location, and shape of Buildings "I" and "M".

This matter came to be heard before the Plan Commission on July 11, 2023. Applicant presented testimony and evidence in support of the PUD amendment, with revisions to the Centennial Village Design Standards and Site Plan. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.

2. The Commission finds that the project is compatible with the Comprehensive Plan.

3. The Commission finds that the project is compatible with surrounding land uses.

4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.

5. The Plan Commission now makes a favorable recommendation to the Munster Town Council and approves Docket No. PC 23-013 to amend the Centennial Village Planned Unit Development to allow revisions to the Centennial Village Design Standards and Site Plan to include revisions to the size, location, and shape of Buildings "I" and "M" with the following conditions:

- A. Revisions to the proposed building and land use language for consistency purposes within the document to change the term "commercial" to "retail".

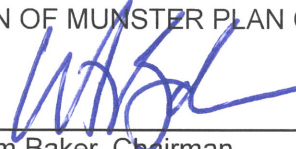
- B. Revisions to the proposed conceptual plan to show only the changes requested to Buildings "I" and "M" and the associated parking lot to make clear the changes are limited to that area within the "red box".

- C. Revisions to any references to Building "F" to be a retail, multi-tenant rather than a single retail tenant to reflect how it is actually being used.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of seven (7) in favor and zero (0) opposed voted to grant and forward a favorable recommendation of the amendment to the Centennial Village Planned Unit Development as stated above to the Munster Town Council.

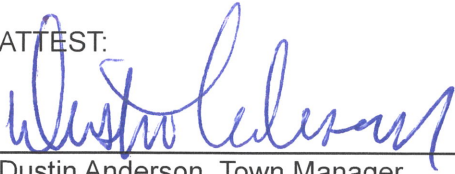
Action taken on July 11, 2023. Findings of Fact approved August 8, 2023.

TOWN OF MUNSTER PLAN COMMISSION



William Baker, Chairman

ATTEST:



Dustin Anderson, Town Manager