

MUNSTER PLAN COMMISSION

Jason Spain, HWC
Lake Business Center
9200 Calumet Avenue
Munster, IN 46321

Docket No. PC 24-001

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Lake Business Center Planned Unit Development to modify the PUD plat and increase the total number of Lots of Record in Lake Business Center. The request is to recognize proposed Lots 1, 3, and Outlot A in accordance with the plats, plans, easements, agreements, and specifications for the proposed Second Re-Subdivision of Lot 1 of Lake Business Center located at 9200 Calumet Avenue.

This matter came to be heard before the Plan Commission on April 9, 2024. Applicant presented testimony and evidence in support of the PUD amendment. The Public Hearing was opened. The Public Hearing was closed.

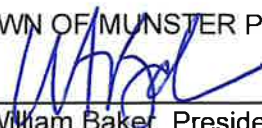
NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's 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 24-001 for an amendment to the Lake Business Center Planned Unit Development to modify Lake Business Center Subdivision, Resubdivision, of Lot 1 located at 9200 Calumet Avenue.

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 Lake Business Center Planned Unit Development as stated above to the Munster Town Council.

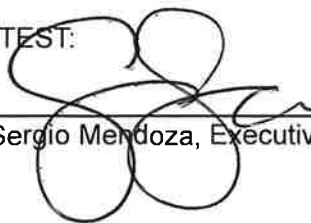
Action taken on April 9, 2024. Findings of Fact approved May 14, 2024.

TOWN OF MUNSTER PLAN COMMISSION



William Baker, President

ATTEST:



Sergio Mendoza, Executive Secretary