

## MUNSTER PLAN COMMISSION

PETITIONER:  
David Otte (CFNI, Inc.)  
905 Ridge Rd.  
Munster, IN 46321

**PC DOCKET No. 25-002**

APPLICATION: Rezone to PUD

OWNER:  
Community Foundation of NWI, Inc.  
905 Ridge Rd.  
Munster, IN 46321

PROPERTY:  
800 MacArthur, 9101 Calumet Ave,  
and 901 Fran Lin Pkwy  
Munster, IN 46321

### FINDINGS OF FACT

1. Community Foundation of NWI, Inc. is the owner of the following real estate in the Town of Munster, Indiana:
  - A. 800 MacArthur Blvd., Parcel No. 45-07-102-004.000-027, currently zoned Special District-Planned Unit Development District (SD-PUD), per Town of Munster Ordinance No. 1901, effective April 17, 2023, in accordance with plans entitled Munster Community Hospital Parking Structure Addition, dated January 16, 2023;
  - B. 9101 Calumet Ave., Parcel No. 45-07-30-103-001.000-027, currently zoned General Urban Character District (CD-4.A.); and
  - C. 901 Fran Lin Pkwy., Parcel No. 45-07-30-151-001.000-027, currently zoned General Urban Character District (CD-4.A.);(hereinafter collectively, "Property").
2. Petitioner, David J. Otte, of CFNI, Inc., as agent for the owner, requests Zone Change of the Property from SD-PUD and CD-4.A. to a Special District-Planned Unit Development District (SD-PUD) to be known as *Powers Health 800 MacArthur PUD*. Petitioner proposes the PUD will be a combination of the existing medical campus and parking garage, with a proposed addition of a four-story 85,800 sq. ft. outpatient medical office building. (Petitioner also has a pending application before the Plan Commission for Final Plat approval of the Property under PC Docket No. 25-004.)
3. This matter came before the Munster Plan Commission for Public Hearing on February 11, 2025. Petitioner appeared and presented proof of notice and publication as required by law. Petitioner presented testimony and evidence in support of the requested Zone Change. The Public Hearing was opened. No remonstrances were heard. By a vote of six (6) in favor, zero (0) opposed, zero (0) abstained, and one (1) absent, upon motion duly made and seconded, the Plan Commission voted to continue Petitioner's Application for Zone Change to March 11, 2025.
4. Petitioner appeared before the Munster Plan Commission again on March 11, 2025, at its regularly scheduled meeting for further discussion and consideration of the requested Zone Change. Petitioner presented proposed *Standards for Bulk, Design, and Uses for the proposed PUD*, updated as of March 7, 2025, which are attached hereto in 9 pages as "Exhibit

A". The Public Hearing remained open. No remonstrances were heard. The Public Hearing was closed.

5. Based upon the testimony and evidence presented by Petitioner, and having given due consideration and paid reasonable regard to the requirements of the Zoning Ordinance of the Town of Munster, as amended from time to time, now by a vote of seven (7) in favor, zero (0) opposed, zero (0) abstained, and zero (0) absent, upon motion duly made and seconded, voted to send a favorable recommendation to the Munster Town Council to approve Petitioner's Application for Zone Change.
6. In making such determination, the Munster Plan Commission makes the following written Findings of Fact
  - A. The Property is currently zoned CD-4.A and SD-PUD (Ord 1901).
  - B. Petitioner requests rezoning of the properties from CD-4.A – General Urban and SD-PUD (Ord 1901) to SD-PUD, *Powers Health 800 MacArthur PUD*.
  - C. The Plan Commission has paid reasonable regard to the following, as required by I.C. 36-7-4-603:
    - (1) The Comprehensive Plan and any other applicable, adopted planning studies or reports;
    - (2) The current conditions and the character of current structures and uses in each district;
    - (3) The most desirable use of which the land in each district is adapted;
    - (4) The conservation of property values throughout the Town; and
    - (5) Responsible growth and development.
  - D. The Findings of the Munster Plan Commission are based upon and in accordance with the Munster Subdivision Control and Zoning Ordinances and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Plan Commission of compliance, or noncompliance, with covenants, restrictions, or limitations on the Property defined herein, if any; and,
  - E. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, no approval of the Munster Plan Commission shall be construed or interpreted as approval of any variance from the terms of the Munster Zoning Ordinance which are under the exclusive jurisdiction of the Munster Board of Zoning Appeals.

**WHEREFORE**, based upon the above evidence and Findings, the Town of Munster Plan Commission by a vote of seven (7) in favor, zero (0) opposed, zero (0) abstained, and zero (0) absent, sends a favorable recommendation the Munster Town Council to approve Petitioner's

Application for Zone Change. The Munster Plan Commission took the above official action on March 11, 2025. Findings of Fact approved on the 8<sup>th</sup> day of April 2025.

**MUNSTER PLAN COMMISSION**

By: \_\_\_\_\_

  
William Baker, Chairman

ATTEST:

  
\_\_\_\_\_  
Sergio Carrera Mendoza, Executive Secretary

**Attachment:** Exhibit A - *Standards for Bulk, Design, and Uses for Powers Health 800 MacArthur PUD*, dated March 7, 2025, in 9 pages.