



**CERTIFICATION OF RECORD AND ACTION  
OF THE TOWN OF MUNSTER BOARD OF ZONING APPEALS**

DATE: April 8, 2025  
TO: Munster Town Council  
FROM: Sergio Mendoza, Board of Zoning Appeals Executive Secretary  
RE: Favorable Recommendation from the Munster Board of Zoning Appeals to approve the Application for Conditional Use to operate a car wash out of an existing accessory building at 9451 Calumet Ave. (BZA Docket No. 24-009)

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Council Members,

On December 10, 2024, and March 11, 2025, the Town of Munster Board of Zoning Appeals reviewed, discussed and held a public hearing to consider an Application for Conditional Use to operate a car wash out of the existing accessory building at 9451 Calumet Ave. Munster, IN, upon which property the Petitioner currently operates a gas station. No remonstrances were heard in favor of or against the proposed Conditional Use. The proof of publication for the notice of public hearing was received and is compliant with state law. Upon a motion properly made and seconded, the Board of Zoning Appeals voted unanimously (5-0) to send a favorable recommendation, with a condition, to the Town Council to approve Petitioner's Application for Conditional Use. The Board of Zoning Appeals conditioned its favorable recommendation on the Petitioner adding an enhanced buffer along the west side of the property or along the actual entrance to the accessory building/car wash on the Property.

Attached hereto is the record of the Board of Zoning Appeals, including the Findings of Fact which were approved April 8, 2025.

I certify that the above official action was taken by the Town of Munster Board of Zoning Appeals on March 11, 2025, and the Findings of Fact were approved on April 8, 2025, at properly noticed regular meetings at which a quorum of the members was present.

  
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Sergio Carrera Mendoza  
Town of Munster Planning Director and  
Plan Commission Executive Secretary

Dated: 4.8.25