



**CERTIFICATION OF RECORD AND ACTION
OF THE TOWN OF MUNSTER PLAN COMMISSION**

DATE: July 23, 2025

TO: Munster Town Council

FROM: Sergio Mendoza, Plan Commission Executive Secretary

RE: Favorable Recommendation from the Munster Plan Commission to approve Munster MOB I LLC's Application to Amend the Lake Business Center Planned Unit Development District Ordinance as to Lot 4, the first subdivision of Lot 3 of Lake Business Center (PC Docket No. 25-008)

Council Members,

On June 10, 2025, the Town of Munster Plan Commission reviewed, discussed, and held a public hearing to consider a proposed amendment to the Lake Business Center Planned Unit Development District Ordinance for Lot 4, the first resubdivision of Lot 3, of Lake Business Center, to be commonly known upon final platting as 9260 Calumet Ave., Munster, IN 46321. Lot 4 is a 2.5-acre lot proposed as the future site of a 30,000 ft.², two story medical office building for orthopedic outpatient services of Midwest Orthopedics at Rush. No remonstrances were heard in favor of or against the proposed PUD amendment. The proof of publication for the notice of public hearing was received and was compliant with state law. Upon a motion properly made and seconded, the Plan Commission voted seven (7) in favor and zero (0) opposed to forward a favorable recommendation to the Town Council to approve the PUD amendment.

Attached hereto is the record of the Plan Commission, including the Findings of Fact which were approved at a Special Meeting of the Plan Commission on July 23, 2025, and the proposed ordinance entitled:

AN ORDINANCE AMENDING THE LAKE BUSINESS CENTER PLANNED UNIT
DEVELOPMENT DISTRICT ORDINANCE FOR LOT 4, TO IDENTIFY THE REPLAT AND
TO ESTABLISH THE STANDARDS FOR BULK, DESIGN, AND USES, AS A SUPPLEMENT
TO THE ZONING ORDINANCE OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

I certify that the above official action was taken by the Town of Munster Plan Commission on June 10, 2025, and the Findings of Fact were approved on July 23, 2025, at properly noticed regular meetings at which a quorum of the members was present.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.

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

Dated: 7.29.25