

MUNSTER PLAN COMMISSION

PETITIONER:

E. Anthony, Inc.
18521 Spring Creek Dr., Unit F
Tinley Park, IL 60477

PC DOCKET NO. 25-006

APPLICATION: Development Plan Review

OWNER:

Refuge Productions, Inc.
340 45th Street
Munster, IN 46321

PROPERTY:

Family Christian Center
340 45th Street
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, E. Anthony, Inc., requests Development Plan Review of a proposed addition to the east and north elevations of the existing Family Christian Center building located at 340 45th St., Munster, IN 46321, and identified by Parcel No. 45-06-25-300-008.000-027 (hereinafter "Property"). The Property is zoned CZ - Civic Zone.
2. Petitioner appeared by Mr. Zenon Kurdziel, Principal Architect, Ridgeland Associates, on June 10, 2025, for Public Hearing before the Munster Plan Commission. The Notices were examined for sufficiency. Publication pursuant to the Town of Munster's Code was accomplished. Petitioner presented information regarding its Application for Development Plan Review. The Public Hearing was opened. Remonstrances were heard. The Public Hearing was closed. By a vote of seven (7) in favor, upon motion duly made and seconded, the Plan Commission voted to continue Petitioner's Development Plan until its next regularly scheduled meeting on July 8, 2025.
3. The Munster Plan Commission's regularly scheduled meeting on July 8, 2025 was canceled due to a lack of quorum. A Special Meeting of the Plan Commission was scheduled for July 23, 2025 and noticed pursuant to Indiana law. Petitioner's request for Development Plan Review was placed on the agenda for a continuation of the Public Hearing.
4. Petitioner appeared by its attorney, Scott Yahne, for Public Hearing on July 23, 2025 before the Munster Plan Commission. The Notices were examined for sufficiency. Publication pursuant to the Town of Munster's Code was accomplished. Petitioner presented evidence, documentation, and information regarding its Application for Development Plan Review. Petitioner answered questions from the Plan Commission members regarding the proposed expansion, seating capacity, service times, parking compliance, stormwater drainage, building materials, etc. The Public Hearing was opened. 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 Subdivision Control Ordinance of the Town of Munster, as amended from time to time, now 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 approve Petitioner's Development Plan for the expansion of the Family Christian Center building.
6. In making such determination, the Munster Plan Commission makes the following written Findings of Fact, in accordance with I.C. §§ 36-7-4-1400 *et seq.*, 36-7-4-700 *et seq.*, and the Munster Subdivision Control Ordinance, as amended from time to time, as follows:

- A. The Development Plan does provide for acceptable setbacks, buffer yards, structure heights, lot coverage calculations, proposed buildings, structures, fences and walls, areas of outdoor storage, permanent dumpsters, and other improvements;
- B. The Development Plan does provide for all proposed locations and dimensions of road accesses, interior drives, parking lots, loading docks or areas, sight visibility triangles, and interior sidewalks;
- C. The Development Plan does provide for open spaces, all proposed locations of public and private utilities, proposed public improvements and temporary uses; required and proposed landscaping in the site interior, in and adjacent to parking areas, in buffer yards and street trees;
- D. The Development Plan includes a traffic impact study, signage, storm water management, site drainage plan, soil erosion control measures, lighting photometric plan, landscape plan, stacking, elevations, and details of the proposed construction and materials.
- E. 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,
- F. 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 is 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 six (6) in favor and zero (0) opposed, to approve Petitioner's Development Plan for the expansion of the Family Christian Center building. The Munster Plan Commission took the above official action on July 23rd, 2025. Findings of Fact approved on the 12th day of August 2025.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary