



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

DATE: September 10, 2025

TO: Munster Town Council

FROM: Sergio Mendoza, Board of Zoning Appeals Executive Secretary

RE: Unfavorable Recommendation from the Munster Board of Zoning Appeals as to Petitioner's Application for Use Variance to operate a building systems business, an industrial use, on the CD-4.A zoned Property at 10350 Calumet Ave. (BZA Docket No. 25-004)

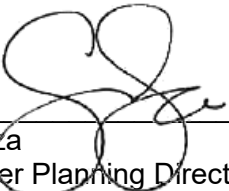
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Council Members,

On August 12, 2025, the Town of Munster Board of Zoning Appeals reviewed, discussed, and held a Public Hearing to consider an Application for Use Variance filed by Precision Control Systems, Inc., to operate its engineering and mechanical service office with warehouse storage out of the existing building at 10350 Calumet Ave., Munster, IN, which is the former Harley Davidson Property. The Property is zoned CD-4.A and Petitioner's *building systems business* is a light industrial use which is not permitted in this zoning district. Remonstrances were heard against the proposed Use Variance. 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 3 in favor and 0 against to send an unfavorable recommendation to the Town Council as to Petitioner's Application for Use Variance.

Attached hereto is the record of the Board of Zoning Appeals, including the Findings of Fact and minutes of the Public Hearing, both of which were approved on September 9, 2025.

I certify that the above official action was taken by the Town of Munster Board of Zoning Appeals on August 12, 2025, and the Findings of Fact were approved on September 9, 2025, at a properly noticed regular meeting at which a quorum of the members were present.

  
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Sergio Mendoza  
Town of Munster Planning Director and  
Board of Zoning Appeals Executive Secretary

9.11.25  
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Dated: