



**To:** President and Members of the Munster Town Council  
Jim Marino, Town Manager

**From:** Sergio Mendoza, Community Development Director

**Date:** October 6, 2025

**Re:** Use Variance consideration for Precision Controls Systems Inc., a Building Systems Business Use,  
at 10350 Calumet Avenue (BZA Docket No. 25-004)

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### **Background**

Precision Control Systems, Inc., is a 45-year-old, family-owned commercial temperature controls and mechanical service company currently located at 405 E. Ridge Road in Griffith, Indiana. Precision Control Systems, Inc., has interest in relocating their main office from the Griffith location to 10350 Calumet Avenue in Munster, Indiana.

Per the Town of Munster Character Based Zoning Code, Precision Control Systems is defined as a **Building Systems Business**: *a Use or an establishment that installs, services, maintains, and/or repairs Building systems, such as heating, ventilation, air conditioning, electrical, and plumbing contractors.* The Use Category for Precision Control Systems is identified as Light Industrial and not a by right use in the current CD-4.A Zone Classification. The appeal process to consider a land use not permitted in a Zone Classification is to petition for a Use Variance.

In the case of a Use Variance, a petition must be presented at a public hearing to the Board of Zoning Appeals (BZA). The BZA votes to forward to the Town Council a favorable recommendation, unfavorable recommendation, or no recommendation. The Town Council considers the recommendation and makes a final determination. Precision Controls Systems presented its petition to the BZA at a preliminary hearing on July 23, 2025 and at a public hearing on August 12, 2025. At the conclusion of the public hearing, the BZA voted three (3) in favor and zero (0) opposed to forward an unfavorable recommendation to the Town Council.

Both Indiana Law and Local Ordinance allow the granting of a Use Variance under reasonable conditions. Due to concerns about the potential for negative impacts of the Building System Business, the BZA established that the Use Variance will be injurious to the public health, safety, morals, and general welfare of the community, the use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner, and the strict application of the terms of the Zoning Ordinance will not result in practical difficulties or undue hardship in the use of the property for which the variance is sought.

Additional details are provided in the attached Findings of Fact for Docket No. 25-004 and in the attached documents.

### **Recommendation**

On August 12, 2025, the Board of Zoning Appeals unanimously motioned *to send an unfavorable* recommendation to the Town Council.

### **Attachments**

1. BZA25-004 Certification
2. BZA25-004 Findings of Fact
3. 2025.07.23 BZA Minutes
4. 2025.08.12 BZA Minutes
5. BZA25-004 Staff Report with Exhibits-Preliminary 7.23.25
6. BZA25-004 Staff Report- Public 8.12.25