



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

From: Sergio Mendoza, Community Development Director

Date: November 3, 2025

Re: An Ordinance amending the Town of Munster Zone Map and establishing the KENMARA TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT (PC25-014).

Briefing

Gary Warfel on behalf of the Owner, SPIN Munster, LLC is seeking to amend the Town of Munster Zone Map by reclassifying Parcel # 45-06-25-100-005.000-027 known as Tract 1, with a common address of "S of 400-440 Fisher Rd., Munster, IN 46321" from CD-4.B, a General Urban B Character District to a Planned Unit Development Zoning District to be known as KENMARA TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT to establish Permitted Uses only.

Representatives of the applicant appeared before the Plan Commission on August 12, 2025, and September 9, 2025. The Town of Munster Plan Commission held a public hearing to consider the proposed amendment to Town of Munster Zoning Map. Remonstrances were heard in favor of or against the proposed amendment and based upon the testimony and evidence presented by the Petitioner, the Plan Commission voted seven (7) in favor and zero (0) opposed to forward a favorable recommendation to the Town Council to approve the proposed Town of Munster Zone Map Amendment and Zone Change Ordinance to develop a Certified Technology Park, per I.C. § 36-7-32, for "high technology activity" uses, specifically defined in I.C. 36-7-32-7.

The Munster Town Council must now take final action to adopt, reject, or amend the proposal. An amendment to the proposed PUD Rezone would require further consideration by the Plan Commission.

Additional details regarding the amendment are provided in the attached Zone Change Ordinance, Findings of Fact, Certification of Record and Action, Plan Commission Minutes, and Staff Reports.

Recommendation

By motion and roll call vote, APPROVE a Town of Munster Zone Map Amendment and Zone Change Ordinance reclassifying a CD-4.B, General Urban B Character District to KENMARA TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT DISTRICT.

Attachments

1. Zone Change Ordinance:
KENMARA TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT
2. PC Docket No. 25-014 Findings of Fact
3. PC Docket No. 25-014 Certification of Record and Action
4. Plan Commission minutes of August 12, 2025
5. Plan Commission minutes of September 9, 2025
6. PC Docket No. 25-014 Staff Report dated August 12, 2025
7. PC Docket No. 25-014 Staff Report dated September 9, 2025.