



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

DATE: October 15, 2025

TO: Munster Town Council

FROM: Sergio Mendoza, Plan Commission Executive Secretary

RE: Favorable Recommendation from the Munster Plan Commission to approve SPIN Munster, LLC's Application to rezone and establish the *Kenmara Technology Park Planned Unit Development District* for the property located at approx. "S of 400-440 Fisher Rd., Munster, IN 46321" (formerly Lansing Country Club site) (PC Docket No. 25-014)

Council Members,

On September 9, 2025, the Town of Munster Plan Commission reviewed, discussed, and held a public hearing to consider the application of SPIN Munster, LLC, by its representative, Gary Warfel, to rezone and establish the *Kenmara Technology Park Planned Unit Development District* on the property located approx. "S of 400-440 Fisher Rd., Munster, IN 46321" (Parcel # 45-06-25-100-005.000-027), which was formerly the site of the Lansing Country Club.

Petitioner desires 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. Petitioner submitted *proposed drafts* of the site plan, preliminary plat, standards for bulk, design, and uses, and related documents that all require additional planning with staff before the Plan Commission may approve or recommend approval to the Town Council. The Property is also the subject of the *Phase 1A Development Agreement* between the Town of Munster and SPIN Munster, LLC, executed on July 17, 2023, for the development of residential, retail, and personal service uses on the Property. The requested rezoning to PUD will require amendment of the 2023 Development Agreement, at a minimum, to comply with the legal requirements for a certified Technology Park. The current requests, if approved, will allow Petitioner to proceed with advertising, leasing, and planning the future development of the Property, but will not permit the issuance of permits or physical development of the Property until completing and obtaining the requisite approvals from the Plan Commission and the Town Council.

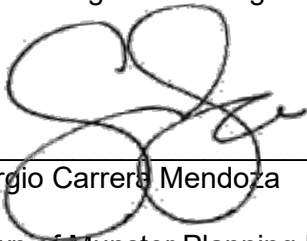
Remonstrances were heard during the Public Hearing on September 9, 2025. The proof of publication for the notice of public hearing was received and was compliant with state law. Upon a motion properly made and seconded, the Plan Commission voted seven (7) in favor and zero (0) opposed to forward a favorable recommendation to the Town Council to approve Petitioner's

request to rezone to a PUD district to be known as the *Kenmara Technology Park Planned Unit Development District* for certified technology park uses, per I.C. 36-7-32.

Attached hereto is the record of the Plan Commission, including the Findings of Fact which were approved at the Plan Commission's Regular Meeting on October 14, 2025, and the proposed ordinance entitled:

AN ORDINANCE ADOPTING A PLANNED UNIT DEVELOPMENT DISTRICT
AND APPROVING THE ZONE CHANGE FOR THE *KENMARA TECHNOLOGY PARK PUD*,
A SPECIAL DISTRICT – PLANNED UNIT DEVELOPMENT,
AND ESTABLISHING THE PERMITTED USES THEREOF, 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 September 9, 2025, and the Findings of Fact were approved on October 14, 2025, at properly noticed regular meetings at which a quorum of the members were present.



Sergio Carrera Mendoza

Town of Munster Planning Director
Plan Commission Executive Secretary