

MUNSTER PLAN COMMISSION

PETITIONER:
BRUCE E. BOYER
9901 Express Drive
Highland IN 46322

PC DOCKET NO. 25-012

APPLICATION: Development Plan Review

OWNER:
Dahm No. 63, LLC & Dahm Acquisition LLC
11700 Exit 5 Parkway
Fishers, IN 46037

PROPERTY:
Crew Car Wash
111 Ridge Rd.
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, Bruce E. Boyer, requests Development Plan approval of the Crew Car Wash site located at 111 Ridge Rd., Munster, IN 46321, and identified by Parcel Nos. 45-06-24-126-027.000-027 and 45-06-24-126-026.000-027 (hereinafter "Property"). The Property is zoned CD-4.A – General Urban (Commercial).
2. Petitioner appeared in person on September 9, 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 approval. The Public Hearing was opened. Remonstrances were heard. The Public Hearing was closed. By a vote of six (7) in favor and one (1) opposed, upon motion duly made and seconded, the Plan Commission voted to continue Petitioner's Development Plan until its next regularly scheduled meeting on October 14, 2025.
3. Petitioner appeared in person for Public Hearing again on October 14, 2025 before the Munster Plan Commission. Petitioner presented additional evidence, documentation, and information regarding its Application for Development Plan approval. The Public Hearing was re-opened. Remonstrances were heard. The Public Hearing was closed.
4. 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 with the following conditions, as agreed to by Petitioner:
 - A. Lighting fixtures on the Property shall comply with the Town's lighting standards (newly installed fixtures shall be changed to compliant fixtures);
 - B. Lights on the Property, with the exception of security lighting, shall be turned off after all team members leave each night (approximately 90 minutes after close of business);
 - C. A gate, and not a ball, shall be installed in the emergency lane on the Property.
5. 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, approved Petitioner's Development Plan for Crew Car Wash. The Munster Plan Commission took the above official action on October 14th, 2025. Findings of Fact approved on November 18, 2025.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary