

MUNSTER PLAN COMMISSION

Parth Patel  
8130 Calumet Avenue  
Munster, IN 46321

DOCKET NO. PC 21-009

FINDINGS OF FACT  
APPROVING PRELIMINARY PLAT

Applicant is requesting approval of a 1 lot subdivision to construct a 3-unit commercial building, including a Smoothie King at 8130-8138 Calumet Avenue, Munster, Indiana.

A Public Hearing was held on the petition at the Plan Commission meeting of September 14, 2021. Public comment was taken and the Public meeting was closed. Staff has reviewed the Plat of Subdivision and found the same to be suitable.

Based upon the testimony and evidence presented, having given due consideration and having paid reasonable regard to the requirements of the Subdivision Control Ordinance of the Town of Munster as amended from time to time, as well as Indiana State law, upon motion duly made and seconded and by a vote of 5 in favor, 0 opposed and 2 abstentions, the Munster Plan Commission approves the Applicant's Preliminary Subdivision Plat.

In making such determination, the Town of Munster Plan Commission makes the following written Findings of Fact pursuant to Indiana Code, I.C. 36-7-4-707, as amended from time to time.

1. The proposed Plat is consistent with the comprehensive plan for the orderly development of the Town of Munster and promotes the general welfare of the Town of Munster.
2. The proposed Plat does provide for adequate ingress and egress to the subdivision.
3. The proposed Subdivision will have a positive effect on neighboring properties and is consistent with the Master Plan.
4. This approval is contingent upon the Plan Commission approval of a Development Plan for the same property.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission approves the Preliminary Plat of the Applicant.

Action taken on September 14, 2021. Findings of Fact approved October 12, 2021.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Tom Vander Woude, Secretary