

TOWN OF MUNSTER PLAN COMMISSION

Munster Plan Commission
1005 Ridge Road
Munster, IN 46321

Petition PC 21-018

FINDINGS OF FACT FOR A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL TO ADOPT SEVERAL TEXT AMENDMENTS TO THE ZONING ORDINANCE FOR THE TOWN OF MUNSTER

1. Petitioner, the Town of Munster Plan Commission, requests the adoption of Zoning Ordinance text amendments, which text amendments are included herein.
2. This matter came before the Town of Munster Plan Commission for public hearing on October 12, 2021. Petitioner presented proof of notification and publication as required by Indiana law. The public hearing was opened and closed.
3. Based upon the testimony and evidence presented by Petitioner, the Town of Munster Plan Commission, having given due consideration and having paid reasonable regard to the requirements of Indiana law, now makes a favorable recommendation to the Town Council that the Town Council adopt the Zoning Ordinance text amendments to designate all residential in CD-4.A, CD-4.B, and CD-5 as a Conditional Use.
4. In making such recommendation, the Town of Munster Plan Commission has paid reasonable regard to the comprehensive plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adopted, the conservation of property values throughout the jurisdiction; and responsible development and growth in accordance with Indiana Law. The Town of Munster Plan Commission now makes the following Findings of Fact:
 - A. The proposed Zoning Ordinance amendments are in the best interest of the Town of Munster and will serve to:
 - i. secure adequate light, air, convenience of access, safety from fire, flood or other damage;
 - ii. lessen or avoid congestion in public ways;
 - iii. promote the public health, safety, comfort, morals, convenience, and general welfare; and
 - iv. accomplish the purposes of the Indiana statute regarding zoning.
 - B. The proposed amended Zoning Ordinance is consistent with Indiana Code 36-7-4-601, *et seq.*
 - C. The proposed amendments are consistent with the general purposes and goals of the Town of Munster Plan Commission and will promote the orderly development of the Town of Munster and be beneficial to the general welfare of the community.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted _____ (____) in favor and _____ (____) opposed, to grant and forward a favorable recommendation of the Zoning Ordinance amendments as stated above to the Town of Munster Town Council.

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

TOWN OF MUNSTER PLAN COMMISSION

By: _____
William Baker, President

By: _____
Tom Vander Woude, Secretary