

MUNSTER PLAN COMMISSION

Time Equities, Inc.  
300-332 Ridge Road  
Munster, IN 46321

DOCKET NO. PC 22-011

FINDINGS OF FACT  
APPROVING PRELIMINARY PLAT

Applicant, Time Equities, Inc., has requested Preliminary Plat Approval for the Resubdivision of Lot 1 in Ridgewood Development, a two-lot commercial subdivision located at 300-332 Ridge Road, Munster, Indiana.

A Public Hearing was held on the petition at the Plan Commission meeting of September 13, 2022. Public comment was taken and the Public meeting was closed. Staff has reviewed the Plat of Resubdivision prepared by Abonmarche dated April 21, 2022.

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 \_\_\_\_\_ in favor and \_\_\_\_\_ opposed, the Munster Plan Commission approves the Applicant's Preliminary Plat for Resubdivision.

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 Comprehensive Plan.
4. The Plan Commission now approves the Preliminary Plat for the Resubdivision of Lot 1 in Ridgewood Development, a two-lot commercial subdivision located at 300-332 Ridge Road, and grants a waiver from Sec. 26-313(b) of the Munster Subdivision Control Ordinance to permit lots that exceed 300 feet in depth.

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

Action taken on September 13, 2022. Findings of Fact approved September 13, 2022.

TOWN OF MUNSTER PLAN COMMISSION

ATTEST:

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Roland R. Raffin, Chairman

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Tom Vander Woude, Secretary