

MUNSTER PLAN COMMISSION

Karma Cigar Bar LLC
9450 Calumet Avenue
Munster, IN 46321

DOCKET NO. PC 22-010

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for a restaurant and cigar lounge at 9450 Calumet Avenue, Munster, Indiana, in the Maple Leaf Crossing PUD.

This matter came to be heard before the Plan Commission on August 9, 2022. Applicant presented testimony and evidence in support of a Development Plan, with plans to construct a restaurant and cigar lounge on the site. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. Applicant has agreed to accept and abide by the conditions contained herein as follows:
 - A. Town Council approval of the proposed amendment to the Maple Leaf Crossing Planned Unit Development to permit a restaurant and cigar lounge on Lot 7 submitted under PC Docket 22-013.
 - B. Final engineering review of the site plan for Lot 7.
 - C. Plan Commission approval of the internal water feature and the screening of the building mechanicals.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor approves the Development Plan as submitted by the Applicant.

Action taken on August 9, 2022. Findings of Fact approved September 13, 2022.

TOWN OF MUNSTER PLAN COMMISSION

Roland R. Raffin, Chairman

ATTEST:

Tom Vander Woude, Executive Secretary