

MUNSTER PLAN COMMISSION

Gary Warfel
SPIN Munster, LLC
400-440 Fisher Street
Munster, IN 46321

DOCKET NO. PC 22-008

FINDINGS OF FACT APPROVING PRELIMINARY PLAT

Applicant is seeking to obtain approval of a Preliminary Plat for the Kenmara Addition to the Town of Munster, a commercial subdivision located at the southwest corner of Timrick Drive, Manor Avenue, and Fisher Street (formerly known as the Lansing Country Club).

The Public Hearing was opened. The Public Hearing was closed. 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, the Munster Plan Commission approved 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. The approval is subject to the following waivers:
 - A. From Section 26-335B of the Munster subdivision ordinance which states that a major access or business street have a right of way width no less than 100'.
 - B. From Section 26-313B which states that the depth to width ratio of the usable area of the lot shall be a maximum of 3.5-1.0 and no lot shall be more than 300' deep.
5. The approval is further subject to the following conditions:
 - A. All necessary easement agreements approved by both the Town and third parties have been made and approved for the provision of Phase 1A and Phase 1B, and the development plans for providing access to the Kenmara addition from Fisher Street and Maple Leaf Crossing to the satisfaction of the Town of Munster Plan Commission.

- B. A utility easement on the east edge of Lot 9, as determined by the Town Engineer to be sufficient for accessing the Town's water main, be dedicated to the Town.
- C. All storm water and engineering plans be subject to the final review by the Town Engineer.

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

Action taken on July 12, 2022. Findings of Fact approved September 13, 2022.

TOWN OF MUNSTER PLAN COMMISSION

Roland R. Raffin, Chairman

ATTEST:

Tom Vander Woude, Secretary