

MUNSTER PLAN COMMISSION

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

DOCKET NO. PC 22-017

FINDINGS OF FACT APPROVING PRELIMINARY PLAT

Applicant is seeking to obtain approval of a Preliminary Plat for the Kenmara Phase 1A An Addition to the Town of Munster, a commercial subdivision located at the southwest corner of Timrick Drive, Manor Avenue, and Fisher Street.

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, upon motion duly made and seconded and by a vote of five (5) in favor and zero (0) opposed, 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. The approval is subject to the granting of a waiver from Section 26-335 of the Munster subdivision ordinance to permit a right of way width of less than 100 feet for a commercial street.
5. The approval is further subject to the following conditions:
 - A. Execution of an agreement between the Town of Munster and the SPIN Munster LLC requiring that the SPIN Munster LLC install a traffic signal at the intersection of Fisher Street and Manor Avenue when one or more traffic signal warrants have been met and including a provision permitting the Town to install the traffic signal prior to any of the above thresholds being met and requiring SPIN Munster LLC to reimburse the Town for the costs and expense of the traffic signal at the later date when the warrants have been met.

- B. Submittal of a revised public landscaping plan meeting Town codes and standards.
- C. Submittal of a landscaping plan for park areas meeting the approval of the Munster Park Board.
- D. Submittal of a public lighting plan meeting Town codes and standards.
- E. Final Town engineer approval of all engineering plans to ensure (1) compliance with all Town codes and standards, (2) the inclusion of a sidewalk along the south edge of Fisher Street unless shown to be infeasible, and (3) the inclusion of a raised crossing of the Pennsy Greenway trail at Fisher Street.
- F. All necessary easements, agreements, and approvals both by the Town and third parties have been made and approved for the completion of Phase 1A and Phase 1B, as shown on the development plans, providing access to the Kenmara Addition from Fisher Street and Maple Leaf Crossing to the satisfaction of the Town of Munster Plan Commission.

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

Action taken on November 15, 2022. Findings of Fact approved December 13, 2022.

TOWN OF MUNSTER PLAN COMMISSION

Roland R. Raffin, Chairman

ATTEST:

Tom Vander Woude, Secretary