

MUNSTER PLAN COMMISSION

Fadi Layous
500 45th Street
Munster, IN 46321

DOCKET NO. PC 23-002

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for a medical office building at 500 45th Street, Munster, Indiana.

This matter came to be heard before the Plan Commission on February 14, 2023. Applicant presented testimony and evidence in support of a Development Plan. 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. The landscaping plan be revised to include the required street trees along 45th Street and Kennedy Court.
 - B. Applicant shall work with staff to find a suitable lighting fixture.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of four (4) in favor and zero (0) opposed approves the Development Plan as submitted by the Applicant.

Action taken on February 14, 2023. Findings of Fact approved March 14, 2023.

TOWN OF MUNSTER PLAN COMMISSION

Roland R. Raffin, Chairman

ATTEST:

Tom Vander Woude, Executive Secretary