

## MUNSTER PLAN COMMISSION

Linda Twomey  
8349 Kraay Avenue  
Munster, IN 46321

DOCKET NO. PC 23-004

### FINDINGS OF FACT APPROVING PRELIMINARY PLAT

Applicant has requested approval of a Preliminary Plat of Twomey's Addition to the Town of Munster consolidating two residential lots at 8345 and 8349 Kraay Avenue. Staff has reviewed the Plat of Subdivision and found the same to be suitable.

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 Plat Committee 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 Plan Commission/Plat Committee approves a Preliminary Plat of Twomey's Addition to the Town of Munster consolidating two residential lots at 8345 and 8349 Kraay Avenue with the following conditions:
  - A. The front setback line on the plat to be corrected to 35', which is the minimum front setback in the CD.3-R.2 district.
  - B. Utility and drainage easements are provided along the side lot lines.

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

Action taken on March 14, 2023. Findings of Fact approved April 8, 2023.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Tom Vander Woude, Secretary