

## MUNSTER PLAN COMMISSION

OKW Architects  
On behalf of Simborg Development  
9200 Calumet Avenue  
Munster, IN 46321

DOCKET NO. PC 22-023

### FINDINGS OF FACT

Applicant, OKW Architects on behalf of Simborg Development, has requested the approval of the Development Plan for 9,000 square feet of warehouse space, additional truck docks, new parking areas, and landscaping at the Lake Business Center Planned Unit Development at 9200 Calumet Avenue, Munster, Indiana. A Public Hearing was held on the petition. Public comment was taken and the Public meeting 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 following conditions:
  - A. Submittal and approval of a compliant lighting plan.
  - B. All truck traffic will be directed to exit onto Maple Leaf Boulevard upon its completion.
  - C. Approval of the corresponding PUD amendment from the Town Council.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor and zero (0) opposed approves the Development Plan as submitted by the Applicant.

Action taken on March 14, 2023. Findings of Fact approved April 11, 2023.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Tom Vander Woude, Executive Secretary