

MUNSTER PLAN COMMISSION

Community Foundation of NWI
800 MacArthur Boulevard
Munster, IN 46321

DOCKET NO. PC 23-001

FINDINGS OF FACT

Applicant, Community Foundation of NWI, has requested a rezoning of the property at 800 MacArthur Boulevard to a Planned Unit Development to permit and allow the addition of two stories of a parking lot and a heliport deck to the existing 3-story parking garage.

This matter came on for Public Hearing on March 14, 2023. Applicant presented testimony and evidence in support of the proposed PUD zoning amendment. Applicant presented Proof of Publication and notification as required by law. The Public Hearing was opened. There were no remonstrances. The Public Hearing was closed.

The Applicant is now seeking to zone the subject real estate back to a PUD. This would be a required zoning change. Therefore, the Plan Commission is being asked to forward a favorable recommendation to the Town Council with regard to the zoning change.

Thereafter, after reviewing the testimony, evidence and materials submitted to the Plan Commission, the Town of Munster Plan Commission finds as follows:

1. The Amended Planned Unit Development meets the requirements of applicable Munster Town Ordinance.
2. The Amended Planned Unit Development is compatible with Munster's Master Plan for land development; and a PUD District Ordinance will be prepared pursuant to law and submitted to the Town Council for passage.
3. The Plan Commission has paid reasonable regard to current conditions and the character of current structures and uses for the property.
4. The Plan Commission has further considered the most desirable use for which the land in the proposed district is adopted.
5. The Plan Commission has further considered the conservation of property values throughout the land and responsible development and growth in finding that a PUD is appropriate for the site.
6. The proposed amendment to the Zoning Ordinance to PUD will not have an injurious effect on the public health, safety, morals, or general welfare of the community, and will be beneficial to the community and surrounding properties.

WHEREFORE, based upon the above Findings, the Town of Munster Plan Commission, by a vote of six (6) in favor and zero (0) opposed, approves the Applicant's Amended Planned Unit Development and recommends favorable approval to the Munster Town Council.

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

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Tom Vander Woude, Secretary