

MUNSTER PLAN COMMISSION

Maple Leaf Crossing LLC/Jay Lieser
9410-9470 Calumet Avenue
Munster, IN 46321

DOCKET NO. PC 23-011

FINDINGS OF FACT

Applicants, Jay Lieser of Maple Leaf Crossing LLC and HP Munster LLC, have requested approval of a subdivision, replatting the Maple Leaf Crossing Planned Unit Development to add parking spaces and modify Lots 2-7 and Outlots A and B, as shown on the Maple Leaf Crossing Site Plan prepared by Torrenga Engineering dated May 19, 2023.

A Public Hearing was held on the petition at the Plan Commission meeting of June 13, 2023. Public comment was taken and the Public Hearing was closed. Staff has reviewed the Plat of Subdivision prepared by Torrenga Surveying 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 approves Applicants' replat.

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 replat 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 replat 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.

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 replat of the Maple Leaf Crossing Planned Unit Development that modifies Lots 2-7 and Outlots A and B. This approval is contingent upon the Plan Commission's approval of PC Docket No. 23-010 and any conditions that are part of that approval.

Action taken on June 13, 2023. Findings of Fact approved July 11, 2023.

TOWN OF MUNSTER PLAN COMMISSION

ATTEST:

William Baker, Chairman

Dustin Anderson, Town Manager