

## MUNSTER PLAN COMMISSION

Matt Kimmel  
Centennial Village LLC  
9601 & 9605 N. Centennial Drive  
Munster, IN 46321

Docket No. PC 23-015

### FINDINGS OF FACT

Applicant has requested approval of a Development Plan for Building M of the Centennial Village Planned Unit Development at 9601 & 9605 N. Centennial Drive, Munster, Indiana.

This matter came to be heard before the Plan Commission on July 11, 2023. Applicant presented testimony and evidence in support of a Development Plan, with plans to construct Building M. 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. The Commission approves Docket No. PC 23-015, approving a development plan of Building M within Centennial Village Planned Unit Development with the following conditions:
  - A. Approval of Docket No. PC 23-013 and PC 23-014 and any conditions that are part of those approvals.
  - B. The sidewalk network around Building M will be modified to connect to the future Building I and the rest of the Centennial Village pedestrian network.
  - C. A Cross Access Easement for shared parking between Lots 7 and 8 is developed and recorded with the Final Plat for the subdivision of Lot A.
  - D. Replacement of landscape materials to meet the approved tree and shrub lists found in the Centennial Village PUD Design Standards.

- E. The locations of site furnishings and fixtures will be shown on the site plan (including bicycle racks, decorative trash receptacles, pedestrian benches, and decorative plant containers).
- F. Maintenance of the hydrodynamic separator in the Post-Construction Stormwater Management Plan.
- G. Irrigation for landscaping will be included on the site.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of seven (7) in favor and zero (0) opposed approves the Development Plan as submitted by the Applicant.

Action taken on July 11, 2023. Findings of Fact approved August 8, 2023.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Dustin Anderson, Town Manager