

MUNSTER PLAN COMMISSION

OWNER & PETITIONER:
School Town of Munster
8616 Columbia Avenue
Munster, IN 46321

PC DOCKET NO. 25-005

APPLICATION: Development Plan Review

PROPERTY:
John E. Friend Athletic Complex
SE Corner Columbia Ave. & 35th St.
8823 Columbia Ave.
Munster, IN 46321

FINDINGS OF FACT

1. Owner and Petitioner, School Town of Munster, requests Development Plan Review regarding the parcel of property known as the John E. Friend Athletic Complex, located at the southeast corner of Columbia Ave. and 35th St., in Munster, IN, identified by Parcel 45-07-19-377-003.000-027 (hereinafter "Property"). The property is the Athletic Complex for high school and middle school athletic events and extra-curricular activities, including the football, baseball, and soccer fields, running track, various bleachers, concession stands, and athletic-related structures. Petitioner desires approval of the proposed Development Plan for the construction of a storage shed, bleachers, lighting, landscaping, and an approx. 120' x 321' parking lot with 102 parking spaces on the Property.
2. The matter came before the Plan Commission for Public Hearing on April 8, 2025. The Notices were examined for sufficiency. Publication pursuant to the Town of Munster's Code was accomplished. Petitioner appeared by its representatives, Jim Glascott, P.E., of WT Group, Sean Begley, Director of Operations for the School Town of Munster, and Brian Pencak, DLA Architects. Petitioner presented evidence, documentation, and information regarding Petitioner's Development Plan. The Public Hearing was opened. Remonstrances were heard. The Public Hearing was closed. By a vote of five (5) in favor, zero (0) opposed, one (1) abstained, and one (1) absent, upon motion duly made and seconded, the Plan Commission voted to reopen the Public Hearing and continue the Public Hearing to the next regularly scheduled meeting on May 13, 2025, for Petitioner to provide the Plan Commission additional information.
3. Petitioner appeared before the Plan Commission again on May 13, 2025, by its representatives, Jim Glascott, P.E., of WT Group, Sean Begley, Director of Operations for the School Town of Munster, and Mr. Morgan Nolan, Principal, Munster High School. Petitioner presented further evidence, documentation, and information regarding updates to Petitioner's Development Plan, since the April 8, 2025 meeting, specifically: removal of the landscape islands in the new parking lot as a result of the BZA approval of a variance from this requirement; and, the addition of a fence along the east property line from 35th street extending south to the north base of the utility building (to block neighbor's homes from headlights in the parking lot, at the request of the neighbor). Additional remonstrances were heard during the continuation of the Public Hearing. The Public Hearing was closed.
4. Based upon the testimony and evidence presented by Petitioner, and having given due consideration and paid reasonable regard to the requirements of the Subdivision Control Ordinance of the Town of Munster, as amended from time to time, now by a vote of five (5) in

favor, zero (0) opposed, one (1) abstained, and one (1) absent, upon motion duly made and seconded, the Plan Commission voted to approve Petitioner's Development Plan.

5. In making such determination, the Munster Plan Commission makes the following written Findings of Fact, in accordance with I.C. §§ 36-7-4-1400 *et seq.*, 36-7-4-700 *et seq.*, and the Munster Subdivision Control Ordinance, as amended from time to time, as follows:
 - A. Petitioner has obtained approval of Development Variances from the requirements of the Town of Munster Zoning Ordinance under BZA Docket No. 25-003, as required for approval of the Development Plan. The BZA's approval permits Petitioner to erect lighting poles and construct the parking lot without landscape islands.
 - B. The Development Plan does provide for acceptable setbacks, buffer yards, structure heights, lot coverage calculations, proposed buildings, structures, fences and walls, areas of outdoor storage, permanent dumpsters, and other improvements;
 - C. The Development Plan does provide for all proposed locations and dimensions of road accesses, interior drives, parking lots, loading docks or areas, sight visibility triangles, and interior sidewalks;
 - D. The Development Plan does provide for open spaces, all proposed locations of public and private utilities, proposed public improvements and temporary uses; required and proposed landscaping in the site interior, in and adjacent to parking areas, in buffer yards and street trees;
 - E. The Development Plan may show details of proposed permanent signs and anticipated temporary signs; however, signage is not approved as part of the Development Plan review but will be addressed under a separate permit;
 - F. The Development Plan includes a site drainage plan, soil erosion control measures, and the details of any proposed construction site;
 - G. The Findings of the Munster Plan Commission are based upon and in accordance with the Munster Subdivision Control and Zoning Ordinances and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Plan Commission of compliance, or noncompliance, with covenants, restrictions, or limitations on the Property defined herein, if any; and,
 - H. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, no approval of the Munster Plan Commission shall be construed or interpreted as approval of any variance from the terms of the Munster Zoning Ordinance which is under the exclusive jurisdiction of the Munster Board of Zoning Appeals.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission, by a vote of five (5) in favor and zero (0) opposed, approved the Development Plan. The Munster Plan Commission took the above official action on May 13, 2025. Findings of Fact

approved on the 10th day of June 2025.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary