

MUNSTER PLAN COMMISSION

PETITIONER:
BRUCE E. BOYER
9901 Express Drive
Highland, IN 46322

PC DOCKET NO. 25-013

APPLICATION: Final Plat Approval

OWNER:
Dahm No. 63, LLC & Dahm Acquisition LLC
11700 Exit 5 Parkway
Fishers, IN 46037

PROPERTY:
Crew Car Wash
111 Ridge Rd.
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, Bruce E. Boyer requests Final Plat approval of the Crew Car Wash site located at 111 Ridge Rd., Munster, IN 46321, identified by Parcel Nos. 45-06-24-126-027.000-027 and 45-06-24-126-026.000-027, and legally described as follows:

BROADMOOR SUBDIVISION, BLOCK 4, NORTH 114.35 FT OF LOTS 25, 26;
and
BROADMOOR SUBDIVISION, BLOCK 4, LOTS 27, 28, 29 & EXCLUDING THE
NORTH 114.35 FT OF LOTS 25 & 26

(hereinafter "Property"), to be replatted into a one-lot subdivision to be recorded as Lot 1 of CREW CAR WASH MUNSTER. The Property is zoned CD-4.A - General Urban (Commercial). Petitioner was granted Preliminary Plat Approval by the Plan Commission on November 18, 2025, under PC Docket No. 25-011.

2. Petitioner appeared in person on January 13, 2026 before the Munster Plan Commission for hearing on its Application for Final Plat Approval. Petitioner presented information regarding the Final Plat.
3. 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 six (6) in favor, zero (0) opposed, zero (0) abstained, and one (1) absent, upon motion duly made and seconded, the Plan Commission voted to approve Petitioner's Final Plat.
4. In making such determination, the Munster Plan Commission makes the following written Findings of Fact pursuant to I.C. 36-7-4-1513 and I.C. 36-7-4-707, as amended from time to time:
 - A. The Plat does provide for acceptable establishment of minimum width, depth, and area of lots within the Subdivision inasmuch as it does meet the minimum requirements of the Town of Munster Zoning and Subdivision Ordinances, as amended from time to time.
 - B. The Plat does provide for acceptable establishment of Public Way Widths, Grades, and Curves, as well as for the coordination of subdivision streets and entrances with existing and planned streets and highways.

- C. The Plat does provide for the coordination with the extension of facilities included in the Town Comprehensive Master Plan, including appropriate sewer, water, storm facilities and for all other municipal services.
- D. The Plat does provide for appropriate allocation of areas for streets, parks, schools, public and semi-public buildings, homes, business utilities, and industry.
- E. The Plat does provide for distribution of population and traffic in a manner which provides conditions favorable to the health, safety, comfort, convenience, general welfare and harmonious development of the Town of Munster, inasmuch as this development is compliant with the standards and requirements of the Town of Munster Comprehensive Master Plan currently in effect.
- F. 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,
- G. 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 six (6) in favor and zero (0) opposed, approved Petitioner's Final Plat for Crew Car Wash. The Munster Plan Commission took the above official action on January 13, 2026. Findings of Fact approved on February 10, 2026.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary