

MUNSTER PLAN COMMISSION

Rohit Patel
CAL-MAIN Crossing, LLC
10419 Calumet Avenue
Munster, IN 46321

PC Docket No. 19-006

FINDINGS OF FACT

Applicant, CAL-MAIN Crossing, LLC, has requested approval of a Development Plan for a Kiddie Academy Educational Child Care and office building at 10419 Calumet Avenue, Munster, Indiana.

Don Torrenga of Torrenga Engineering, Inc. presented plans for the office building at 10419 Calumet Avenue.

This matter came before the Commission on August 13, 2019. Applicant presented testimony and evidence in support of the Development Plan.

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 considering Applicant's Development Plan for the site.
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 finds that the Development Plan, as set forth in the application, as well as the plans appended to the application, should in all respects be approved.

Additional Conditions:

The proposed Development Plan approval is conditioned upon all items set forth in the minutes of the meeting on August 13, 2019, including granting approval of the Development Plan, subject further to the conditions identified in the Staff Report dated August 9, 2019, regarding landscaping, lighting, and engineering.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of _____ (____) in favor and _____ (____) opposed, approved the Applicant's Development Plan as set forth on the drawings and attachments submitted, which are attached hereto and made a part hereof.

Findings of Fact approved the 10th day of September, 2019.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Tom Vander Woude, Secretary