CERTIFICATION
TO THE TOWN COUNCIL
OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

November 26, 2019

To the Town Council of the Town of Munster, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on November 26, 2019, the Town of Munster Plan Commission (the "Commission"), by a vote of 5 in favor and 0 opposed, gave a ***Favorable Recommendation*** to petition PC Docket No. 19-011 to repeal Chapter 26 Articles VI, IX, and X of the Munster Municipal Code and the current zoning map and adopt a replacement zoning ordinance and zoning map.

The Town of Munster Plan Commission hereby certifies petition PC Docket No. 19-011 to repeal Chapter 26 Articles VI, IX, and X of the Munster Municipal Code and the current zoning map and adopt a replacement zoning ordinance and zoning map, with a ***Favorable Recommendation.***

TOWN OF MUNSTER PLAN COMMISSION

Bill Baker, President

Thomas Vander Woude, Executive Secretary

TOWN OF MUNSTER PLAN COMMISSION

Munster Plan Commission
1005 Ridge Road
Munster, IN 46321

Petition PC 19-011

FINDINGS OF FACT FOR A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL TO ADOPT A REPLACEMENT ZONING ORDINANCE, INCLUDING TEXT, AMENDMENTS, AND ZONE MAPS FOR THE TOWN OF MUNSTER

1. Petitioner, the Town of Munster Plan Commission, requests the adoption of a replacement Zoning Ordinance, after repealing the entire Zoning Ordinance, including Amendments and Zone Maps (Chapter 26, Articles VI, IX and X of the Munster Municipal Code). Specifically, Petitioner requests that the former Zoning Ordinance, Amendments to Zoning Ordinance, and Zone Maps, be replaced with the version attached hereto as Exhibit "A".

2. This matter came before the Town of Munster Plan Commission for public hearing on November 26, 2019. Petitioner presented proof of notification and publication as required by Indiana law. The public hearing was opened and closed.

3. Based upon the testimony and evidence presented by Petitioner, the Town of Munster Plan Commission, having given due consideration and having paid reasonable regard to the requirements of Indiana law, now by a vote of 5 in favor and 0 opposed, upon motion duly made, seconded, and carried, makes a favorable recommendation to the Town Council that the Town Council adopt the Replacement Zoning Ordinance including Amendments and Zone Maps attached to these Findings of Fact as Exhibit "A".

4. In making such recommendation, the Town of Munster Plan Commission has paid reasonable regard to the comprehensive plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adopted, the conservation of property values throughout the jurisdiction; and responsible development and growth in accordance with Indiana Law. The Town of Munster Plan Commission now makes the following Findings of Fact:

   A. The proposed Zoning Ordinance, including Amendments and Zone Maps, is in the best interest of the Town of Munster and will serve to:

      i. secure adequate light, air, convenience of access, safety from fire, flood or other damage;

      ii. lessen or avoid congestion in public ways;

      iii. promote the public health, safety, comfort, morals, convenience, and general welfare; and

      iv. accomplish the purposes of the Indiana statue regarding zoning.

B. The proposed Replacement Zoning Ordinance, including Amendments and Zone Maps is consistent with Indiana Code 36-7-4-601, *et seq.*

C. The proposed Replacement Ordinance including Amendments and Zone Maps, is consistent with the general purposes and goals of the Town of Munster Plan Commission and will promote the orderly development of the Town of Munster and be beneficial to the general welfare of the community.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted 5 in favor and 0 opposed, to grant and forward a favorable recommendation for the proposed Zoning Ordinance as stated above to the Town of Munster Town Council.

Action taken on November 26, 2019. Findings of Fact approved the 26th day of November, 2019.

TOWN OF MUNSTER PLAN COMMISSION

By: _____
William Baker, President

By: _____
Tom Vander Woude, Secretary