

## MUNSTER PLAN COMMISSION

Nick Ruggeri  
416 Ridge Road  
Munster, IN 46321

PC Docket No. 19-013

### FINDINGS OF FACT

Applicant has requested a modification of a previously approved Development Plan Review to reconstruct the Aurelio's Pizzeria building located at 416 Ridge Road.

This matter came before the Commission originally on June 11, 2019, but has now been caused to modify its previously approved Development Plan due to applicant's funding constraints. This matter came before the Commission on December 18, 2019. Applicant presented testimony and evidence in support of the modified Development Plan reconstructing the Aurelio's Pizzeria building located at 416 Ridge Road, in accordance with the plans and attachments submitted to the Planning Director as described in the Planning Director's Staff Report, which is made a part hereof.

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 finds that the Applicant's proposal does not include any revisions or modifications to the landscaping plan previously submitted under PC Docket 19-003 and approved by the Plan Commission on June 11, 2019.
6. The Commission finds that the Applicant's proposal to reconstruct the Aurelio's Pizzeria building at 416 Ridge Road, Munster, Indiana, as modified, should be approved consistent with the plans submitted by the Applicant, which plans are attached hereto and incorporated herein by reference. See also Staff Report dated December 6, 2019.

#### Additional Conditions:

- (1) The northeast corner of the building shall be clad entirely in brick.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of Five (5) in favor and zero (0) opposed, approved Applicant's proposal for Development Plan Review of the Aurelio's Pizzeria building located at 416 Ridge Road, Munster, Indiana.

Findings of Fact approved the 14<sup>th</sup> day of January, 2020.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Tom Vander Woude, Executive Secretary