

## MUNSTER PLAN COMMISSION

Maple Leaf Crossing LLC/Jay Lieser  
9450 Calumet Avenue  
Munster, IN 46321

Petition PC 20-003

### FINDINGS OF FACT

1. Applicant has requested certain amendments to the Munster Business Complex Planned Unit Development located at 9450 Calumet Avenue, Munster, Indiana.
2. A Public Hearing was held on the petition; public comment was taken and the Public meeting was closed. Attached hereto is an amendment to the Planned Unit Development Ordinance with attached modified developmental standards. Those developmental standards and ordinance are attached hereto and made a part hereof as Exhibit "A".
3. Based upon the testimony and evidence presented, having given due consideration and having paid reasonable regard to the requirements of the Zoning Ordinance of the Town of Munster as amended from time to time, as well as Indiana State law, upon motion duly made and seconded and by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed, the Munster Plan Commission approves the Applicant's modifications to the Planned Unit Development, including the modified developmental standards for the Maple Leaf Crossing development. The Town of Munster Plan Commission now makes a favorable recommendation to the Town Council that the Town Council adopt the Planned Unit Development Ordinance and developmental standards 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, the most desirable use for which the land 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 amendment 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 statute regarding zoning.

- B. The proposed amended Zoning Ordinance is consistent with Indiana Code 36-7-4-601, *et seq.*
- C. The proposed amendment 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.
- D. The Planning Director's Staff Report dated July 14, 2020 is incorporated herein by reference.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted to grant and forward a favorable recommendation of the Planned Unit Development Ordinance amendment as stated above to the Town of Munster Town Council, subject to the conditions listed in the Staff Report dated July 14, 2020, which is incorporated herein by reference.

Action taken on \_\_\_\_\_, 2020. Findings of Fact approved \_\_\_\_\_, 2020.

TOWN OF MUNSTER PLAN COMMISSION

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William Baker, Chairman

ATTEST:

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Tom Vander Woude, Secretary