MUNSTER PLAN COMMISSION

Daniel Zunica
1860 45th Street
Munster, IN 46321

PC Docket No. 20-007

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for a covered patio at the Applicant's restaurant (Danny Z's) at 1860 45th Street, Munster, Indiana.

This matter came before the Commission on July 14, 2020. Applicant presented testimony and evidence in support of a Development Plan for the covered patio. The Planning Director, Tom Vander Woude, recommends approval of the Development Plan as set forth in his Staff Report, which is incorporated herein by reference. The Public Hearing was opened. The Public Hearing was closed.

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. Applicant has submitted plans to construct a 648 sq. ft. covered patio addition to the west side of the building located at 1860 45th Street in the Pavilion on 45th Street Shopping Center. The proposed addition will expand the existing outdoor dining area from 445 sq. ft. to a total of 1,093 sq. ft.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of _____ (___) in favor and _____ (___) opposed, approves the Development Plan as submitted by the Applicant.

Findings of Fact approved the 14th day of July, 2020.

TOWN OF MUNSTER PLAN COMMISSION

_____
William Baker, Chairman

ATTEST:

_____
Tom Vander Woude, Executive Secretary