MUNSTER PLAN COMMISSION

Michael J. Koufos
Kukla Properties LLC
1734 45th Street
Munster, IN 46321

PC DOCKET NO. 21-003

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for real estate commonly known as 1734 45th Street as an orthodontic office.

This matter came before the Commission on May 11, 2021. Applicant presented testimony and evidence in support of a Development Plan for the construction of an orthodontic office. 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 an orthodontic office on the site and said plans are hereby approved.

Additional Conditions:

1. A final code compliant lighting and photometric plan shall be submitted for staff approval.
2. The rooftop mechanicals shall be screened from the Frontage.

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 11th day of May, 2021.

TOWN OF MUNSTER PLAN COMMISSION

_____
William Baker, Chairman

ATTEST:

_____
Tom Vander Woude, Executive Secretary