

MUNSTER PLAN COMMISSION

Parth Patel
8130 Calumet Avenue
Munster, IN 46321

DOCKET NO. PC 21-010

FINDINGS OF FACT

Applicant has requested approval of a Development Plan to construct a 3600 square foot 3 unit commercial building, including a Smoothie King at 8130-8138 Calumet Avenue, Munster, Indiana.

This matter came before the Commission on September 14, 2021. Applicant presented testimony and evidence in support of a Development Plan for the construction of a 3 Unit commercial building. The Planning Director, Tom Vander Woude, recommended approval of the Development Plan as set forth in his Staff Report, which is incorporated herein by reference. Applicant has indicated that he will abide by the terms of the foregoing Staff Report. 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 3600 square foot 3 unit commercial building on the site and said plans are hereby approved.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of five (5) in favor, zero (0) opposed, and two (2) abstentions approves the Development Plan as submitted by the Applicant.

Findings of Fact approved the 12th day of October, 2021.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Tom Vander Woude, Executive Secretary