TOWN OF MUNSTER PLAN COMMISSION

Munster Plan Commission
1005 Ridge Road
Munster, IN 46321

Petition PC 22-002

FINDINGS OF FACT FOR A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL TO AMEND THE ZONING MAP OF THE TOWN OF MUNSTER

1. Petitioner, the Town of Munster Plan Commission, requests the adoption of a zoning map amendment, changing the zoning from CZ-Civic Zone District to CD-3.R2 Neighborhood - 60' Lot One Family Residence District.for the property located at 1503 Fairway Avenue, Munster, Indiana, and which parcels are legally known as: *S. 130FT. OF N. 200FT. OF E2 NE S.19 T.36 R.9 .419AC*, PIN: 45-07-19-227-011.000-027. The current owners of the above-captioned property are Cesar Tovalin and Fatima Tovalin, and they have requested the Town amend the Zone Map for the subject parcel from CZ-Civic Zone District to CD-3.R2.

2. This matter came before the Town of Munster Plan Commission for public hearing on April 12, 2022. The Petitioner presented proof of notification and publication as required by Indiana law. The public hearing was opened and closed.

3. Based upon the testimony and evidence presented by Petitioner, the Town of Munster Plan Commission, having given due consideration and having paid reasonable regard to the requirements of Indiana law, now upon motion duly made, seconded, and carried, makes a favorable recommendation to the Town Council that the Town Council adopt the Zone Map change for the subject property from CZ-Civic Zone District to CD-3.R2.

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 in each district in town, the most desirable use for which the land in each district 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 Zone Map change 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 statue regarding zoning.

   B. The proposed Zone Map change is consistent with Indiana Code 36-7-4-601, *et seq.*

C. The proposed Zone Map change 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.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted _____ in favor, _____ opposed and _____ abstained to grant and forward a favorable recommendation for the proposed Zone Map change as stated above to the Town of Munster Town Council.

Action taken on April 12, 2022. Findings of Fact approved the 12th day of April, 2022.

TOWN OF MUNSTER PLAN COMMISSION

By:_____,
Roland R. Raffin, President

By:_____
Tom Vander Woude, Secretary