

MUNSTER PLAN COMMISSION

Jay O'Dell of Aubry Enterprises
Representing EYM Restaurant Group

DOCKET NO. PC 22-001

FINDINGS OF FACT

Applicant has requested approval of a Development Plan to construct a 3-unit commercial building, including a Pizza Hut at 815 Ridge Road, Munster, Indiana.

This matter came to be heard before the Plan Commission on March 8, 2022. Applicant presented testimony and evidence in support of a Development Plan, with plans to demolish the existing Pizza Hut restaurant building at 815 Ridge Road, and to redevelop the site with a 12,060 sq. ft. two-story, 3-unit commercial building. The east unit will contain a Pizza Hut restaurant and the two remaining units will be marketed to retail or office uses. The entire second floor of the building will be utilized for tenant storage. The parking lot will be reconfigured to accommodate the new building footprint and will comply with the Town's parking lot landscaping standards. 54 parking spaces are provided in the new parking lot layout. The Planning Director, Tom Vander Woude, recommended approval of the Development Plan as set forth in his Staff Report, which is incorporated herein and made a part hereof 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 agreed to accept and abide by the conditions contained herein as follows:
 - a. The building will comply with the architectural standards of the Munster zoning ordinance.
 - b. The building entries will be recessed so the doors do not swing out into the sidewalk.
 - c. The final architectural plans will be revised to incorporate the ground floor from the April submission and the second story from the March submission.

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

Findings of Fact approved the 14th day of June 2022.

TOWN OF MUNSTER PLAN COMMISSION

Roland R. Raffin, Chairman

ATTEST:

Tom Vander Woude, Executive Secretary