

MUNSTER PLAN COMMISSION

Image Resource Group
On behalf of CA Health & Science Trust
9200 Calumet Avenue
Munster, IN 46321

Petition PC 22-014

FINDINGS OF FACT

1. Applicant, Image Resource Group on behalf of CA Health and Science Trust (CAHST), has requested an amendment to the current Lake Business Center Planned Unit Development located at 9200 Calumet Avenue, Munster, Indiana. A Public Hearing was held on the petition; public comment was taken and the Public meeting was closed.
2. Based upon the testimony and evidence presented, having given due consideration and having paid reasonable regard to the requirements of the Zoning Ordinance of the Town of Munster as amended from time to time, as well as Indiana State law, upon motion duly made and seconded and by a vote of seven (7) in favor and zero (0) opposed, the Munster Plan Commission approves the Applicant's modifications to the Planned Unit Development. The Town of Munster Plan Commission now makes a favorable recommendation to the Town Council. The Plan Commission hereby approves PC Docket No. 22-014, adopting an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center Planned Unit Development at 9200 Calumet Avenue, Munster, Indiana.
3. 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, the most desirable use for which the land 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 Zoning Ordinance amendment 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 statute regarding zoning.
 - B. The proposed amended Zoning Ordinance is consistent with Indiana Code 36-7-4-601, *et seq.*

- C. The proposed amendment 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.
- D. The Plan Commission agreed to forward to the Town Council a favorable recommendation to approve Docket No. 22-014 to amend the Lake Business Center planned unit development to revise the site signage with no conditions.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted to grant and forward a favorable recommendation of the Planned Unit Development Ordinance amendment as stated above to the Town of Munster Town Council.

Action taken on _____, 2022. Findings of Fact approved _____, 2022.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Tom Vander Woude, Secretary