

## MUNSTER PLAN COMMISSION

Munster Properties, LLC  
10350 Calumet Avenue  
Munster, IN 46321

DOCKET NO. PC 22-025

### FINDINGS OF FACT

Applicant has requested approval of a Development Plan for a medical office building at 10350 Calumet Avenue, Munster, Indiana.

This matter came to be heard before the Plan Commission on February 14, 2023. Applicant presented testimony and evidence in support of a Development Plan. 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 landscaping plan be revised to include:
    - (1) an enhanced hedge along the Calumet Avenue frontage which includes a 3.5' ornamental fence, a continuous hedge, and trees planted 30' on center;
    - (2) a hedge screen along the north edge of the property, screening the parking area from the adjacent property; and
    - (3) parkway trees planted 30' on center along Calumet Avenue.
  - B. A lighting plan that includes acorn, coach, or colonial-style fixtures.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of four (4) in favor and zero (0) opposed approves the Development Plan as submitted by the Applicant.

Action taken on February 14, 2023. Findings of Fact approved March 14, 2023.

TOWN OF MUNSTER PLAN COMMISSION

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Roland R. Raffin, Chairman

ATTEST:

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Tom Vander Woude, Executive Secretary