

MUNSTER PLAN COMMISSION

Tim Lentz
Tonn and Blank Construction
701 Superior Avenue
Munster, IN 46321

Docket No. PC 23-025

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for a hospital expansion with a 5-story addition on the southwest side of the campus, parking lot expansion, helipad relocation, a central plant addition and site work to accommodate the new addition at 701 Superior Avenue.

This matter came to be heard before the Plan Commission on October 10, 2023. Applicant presented testimony and evidence in support of the 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 plan satisfies the development requirements contained within the Zoning Ordinance.
5. The Commission approves PC Docket No. 23-025 granting approval of a development plan for the expansion of the Franciscan Medical Campus for a new 5-story building, a new central plant, a new 375 space parking lot, the expansion of existing parking with an additional 154 parking spaces, relocate the Helipad further north, and relocate the existing Superior Avenue access further west, with the following condition:

- (a) That public sidewalks are to be added prior to the completion of the project.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor and zero (0) opposed approves the Development Plan as submitted by the Applicant.

Action taken on October 10, 2023. Findings of Fact approved November 14, 2023.

TOWN OF MUNSTER PLAN COMMISSION

ATTEST:

William Baker, Chairman

Sergio Carrera Mendoza, Executive Secretary