

ORDINANCE NO. 1935

**AN ORDINANCE AMENDING THE ZONING MAP
OF THE TOWN OF MUNSTER REZONING CERTAIN REAL ESTATE TO
CD-4.A - GENERAL URBAN - A CHARACTER DISTRICT**

WHEREAS, the Town of Munster Plan Commission initiated a Rezoning of a portion of property commonly known as 706 Ridge Road, consisting of 0.58 acres, attached hereto as Exhibit A, and legally described as follows:

That part of the East Half of Section 24, Township 36 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana being described as follows:
Beginning at the Northeast Corner of Lot 1 in Wendy's Addition to the Town of Munster as recorded in Plat Book 58, Page 20 in the Recorder's Office of Lake County, Indiana;
Thence South 79°32'12" East along the Southerly Line of Ridge Road, 83.78 Feet to the West Line of Lot A in Peter Schoon's Subdivision as recorded in Plat Book 5, Page 30 in the Recorder's Office of Lake County, Indiana; Thence South 00°02'37" West along said West Line, 299.1 feet more or less; Thence South 89°45'27" West, 83.41 feet to the East Line of said Lot 1 extended Southerly; Thence North 00°13'40" East along said East Line, 314.7 feet more or less to the Point of Beginning, containing 0.58 acres more or less.

WHEREAS, this matter was considered under PC 23-028 by the Munster Plan Commission at a public hearing following proper notice by publication and notice to interested parties as required by Indiana Code Section 36-7-4-604(b) and Indiana Code Section 5-3-1-2b, said public hearing being held on January 9, 2023;

WHEREAS, the Plan Commission after hearing adopted Findings of Fact on February 13, 2023 justifying said amendment to the Town's zoning map, which Findings are attached hereto as Exhibit B;

WHEREAS, the Munster Plan Commission voted to make a Favorable Recommendation of the requested zoning to the Munster Town Council and said recommendations has been Certified to the Town Council as attached hereto as Exhibit C, and;

WHEREAS, the Plan Commission considered the factors for rezoning set out in the Munster Zoning Ordinance and Indiana Code section 36-7-4-603 before making its favorable recommendation.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Munster, Lake County, Indiana that the property described, commonly known as 706 Ridge Road, Munster, Indiana 46321, and that portion legally described as:

That part of the East Half of Section 24, Township 36 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana being described as follows:
Beginning at the Northeast Corner of Lot 1 in Wendy's Addition to the Town of Munster as recorded in Plat Book 58, Page 20 in the Recorder's Office of Lake County, Indiana;
Thence South 79°32'12" East along the Southerly Line of Ridge Road, 83.78 Feet to the West Line of Lot A in Peter Schoon's Subdivision as recorded in Plat Book 5, Page 30 in the Recorder's Office of Lake County, Indiana; Thence South 00°02'37" West along said

West Line, 299.1 feet more or less; Thence South 89°45'27" West, 83.41 feet to the East Line of said Lot 1 extended Southerly; Thence North 00°13'40" East along said East Line, 314.7 feet more or less to the Point of Beginning, containing 0.58 acres more or less.

shall be rezoned to CD-4.A - General Urban - A Character District and the Munster zoning map shall be amended to reflect the new zoning classification .

ORDAINED and **ADOPTED** this _____ day of _____, 2024 by a vote of _____ in favor and _____ opposed.

**TOWN COUNCIL OF THE
TOWN OF MUNSTER, LAKE COUNTY, INDIANA**

David B. Nellans
Council President

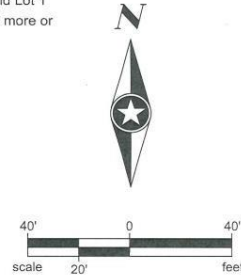
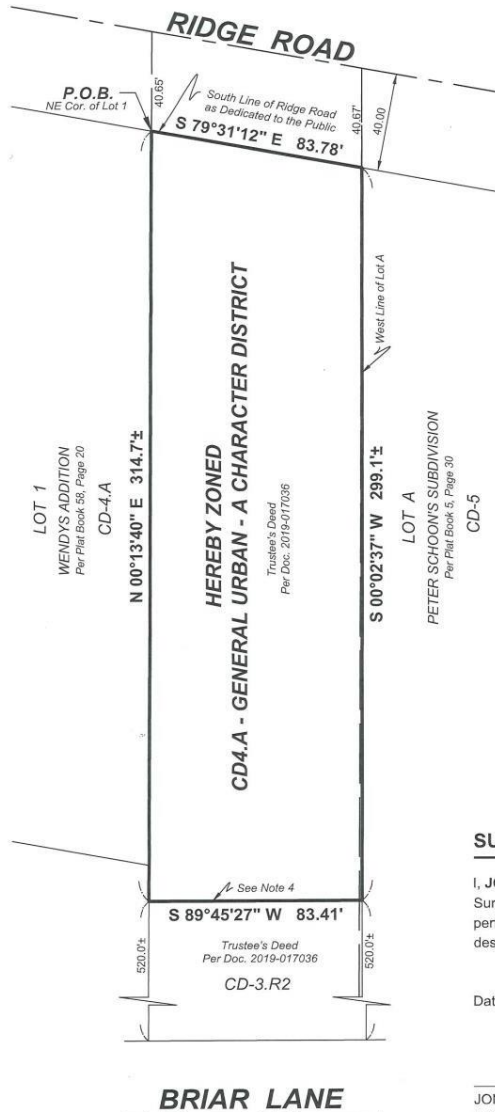
ATTEST:

Wendy Mis
Clerk-Treasurer

EXHIBIT A Plat of Survey

PLAT OF RE-ZONING

That part of the East Half of Section 24, Township 36 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana being described as follows:
Beginning at the Northeast Corner of Lot 1 in Wendy's Addition to the Town of Munster as recorded in Plat Book 58, Page 20 in the Recorder's Office of Lake County, Indiana; Thence South 79°32'12" East along the Southerly Line of Ridge Road, 83.78 Feet to the West Line of Lot A in Peter Schoon's Subdivision as recorded in Plat Book 5, Page 30 in the Recorder's Office of Lake County, Indiana; Thence South 00°02'37" West along said West Line, 299.1 feet more or less; Thence South 89°45'27" West, 83.41 feet to the East Line of said Lot 1 extended Southerly; Thence North 00°13'40" East along said East Line, 314.7 feet more or less to the Point of Beginning, containing 0.58 acres more or less.



AREA:

± 25,449 SQ.FT. ± 0.58 ACRES

GENERAL NOTES:

1. All measurements shown hereon are measured in feet and decimal parts thereof.
2. Basis of bearings are referenced from Indiana West State Plane Coordinates on N.A.D.83 (GEOID 2011).
3. The plat being shown hereon is intended for Re-Zoning purposes ONLY and should not be used or referenced as a Boundary Survey.
4. South Line of zoning limits is referenced from a zoning map provided by the Town of Munster. Location is approximate due to the vague nature of the provided map.

SURVEYOR'S CERTIFICATION:

I, JONATHAN C. CROSS hereby certify that I am a Professional Land Surveyor, licensed in compliance with the State of Indiana, that the survey was performed wholly by or under my direction and supervision as shown and described on the plat hereon.

Dated: OCTOBER 30, 2023

JONATHAN C. CROSS
Indiana License No. LS21700002



SEH FILE: MUNST
PROJECT NO: 172455
FIELD BY: JCC
DRAWN BY: JCC



PHONE: (219) 513-2500
9200 CALUMET AVENUE, SUITE N300
MUNSTER, INDIANA 46321
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CLIENT NAME & SITE ADDRESS:
TOWN OF MUNSTER
706 RIDGE ROAD
MUNSTER, INDIANA, 46321
PIN: 45-06-24-280-005.000-027

EXHIBIT B
Findings of Fact

TOWN OF MUNSTER PLAN COMMISSION

Town of Munster
706 Ridge Road
Munster, IN 46321

PC Docket No. 23-028

**FINDINGS OF FACT FOR A FAVORABLE
RECOMMENDATION TO THE MUNSTER TOWN COUNCIL
TO FACILITATE A ZONING MAP AMENDMENT**

1. Applicant, Town of Munster, requests the adoption of a Zoning Map amendment to restore a portion of previously zoned commercial property at 706 Ridge Road to be rezoned from CD-3.R2 – Neighborhood – 60' Lot One Family Residence District to CD-4.A – General Urban – A Character District.
2. This matter came before the Town of Munster Plan Commission for public hearing on January 9, 2024. The Applicant 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 Applicant, having given due consideration and having paid reasonable regard to the requirements of Indiana law, now upon motion duly made, seconded, and carried, the Town of Munster Plan Commission makes a favorable recommendation to the Town Council that the Town Council adopt the Zoning Map amendment to restore a portion of previously zoned commercial property at 706 Ridge Road to be rezoned from CD-3.R2 – Neighborhood – 60' Lot One Family Residence District to CD-4.A – General Urban – A Character District.
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 all in accordance with Indiana Law I.C. 36-7-4-603. The Town of Munster Plan Commission now makes the following FINDINGS OF FACT:
 - A. The proposed Zoning Map 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 Zoning Map amendment is consistent with Indiana Code 36-7-4-601, *et seq.*

- C. The proposed Zoning Map 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.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted seven (7) in favor and zero (0) opposed to grant and forward a favorable recommendation for the proposed Zoning Map amendment as stated above to the Town of Munster Town Council.

Action taken on January 9, 2024. Findings of Fact approved February 13, 2024.

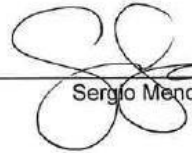
TOWN OF MUNSTER PLAN COMMISSION

By: _____



William Baker, Chairman

By: _____



2.13.24

Sergio Mendoza, Executive Secretary

EXHIBIT C
Certification



**CERTIFICATION
TO THE TOWN COUNCIL
OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA**

February 14, 2024

To the Town Council of the Town of Munster, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on January 9, 2024, the Town of Munster Plan Commission (the "Commission"), after a public hearing in which remonstrances were heard, by a vote of 7 in favor and 0 opposed, gave a ***Favorable Recommendation*** to petition PC No. 23-028 to amend the Town of Munster Zoning Map reclassifying a portion of property commonly known as 706 Ridge Road from CD-3.R2 - Neighborhood - 60' Lot One Family Residence District to CD-4.A - General Urban - A Character District.

The Town of Munster Plan Commission hereby certifies Plan Commission Petition 23-028 to amend the Town of Munster Zoning Map reclassifying a portion of property commonly known as 706 Ridge Road from CD-3.R2 - Neighborhood - 60' Lot One Family Residence District to CD-4.A - General Urban - A Character District to the Town Council of Munster, Indiana, with a ***Favorable Recommendation***.

TOWN OF MUNSTER PLAN COMMISSION

Sergio Mendoza, Executive Secretary