

## MUNSTER PLAN COMMISSION

Centennial Village, LLC  
c/o Jeff Ban DVG, Inc.  
11065 Broadway, Suite D  
Crown Point, IN 46307

PETITION PC 16-017

### FINDINGS OF FACT APPROVING PRELIMINARY PLAT AND DEVELOPMENT STANDARDS

1. Application has been made to the Town of Munster Plan Commission for preliminary plat of subdivision approval, as well as development standards approval for the project commonly known as "Centennial Village."

2. This Application having come for Public Hearing, the Notices are examined for sufficiency. Proof of the Notice pursuant to the Town of Munster's Zoning Ordinance has been accomplished. Publication has been made pursuant to statute and the proofs of publication regarding the same are admitted into evidence.

3. Petitioner's representative, Jeff Ban, presented evidence, documentation, and information regarding the Petition for preliminary plat of subdivision approval for the subject parcel. The Public Hearing was opened. The Public Hearing was closed without remonstrators.

4. Jeff Ban introduced the preliminary plat for consideration. The project is divided into four (4) zones. Discussion was held about the approval of the preliminary plat and development standards. The development standards will be reviewed by the Town Council and incorporated in an ordinance.

5. Based upon the testimony and evidence presented by the Petitioner's representative, and the Town of Munster Plan Commission, having given due consideration and having paid reasonable regard to the requirements of the Subdivision Control Ordinance of the Town of Munster as amended from time to time, now by a vote of four (4) in favor and one (1) opposed, upon motion duly made and seconded, grants preliminary approval for the Petitioner's project, as well as development standards conditioned upon developer accepting the terms of the Formula Business Ordinance attached as part of the development standards.

6. In making such determination, the Town of Munster Plan Commission makes the following written Findings of Fact pursuant to Indiana Code, I.C. 36-7-4-707, as amended from time to time.

- A. The proposed plat is consistent with the comprehensive plan for the orderly development of the Town of Munster and promotes the general welfare of the Town of Munster.
- B. The proposed plat does provide for adequate ingress and egress to the subdivision.
- C. The proposed subdivision will have a positive effect on neighboring properties and is consistent with the Master Plan.

Additional Conditions:

Preliminary Plat is approved consistent with the representations of the developer, which will appear in the minutes of the December, 2016 meeting. Development standards are approved conditioned upon incorporation of the language of the Formula Business Ordinance being adopted by the developer.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of four (4) in favor and one (1) opposed, approved the Preliminary plat of the Petitioner and the development standards of the Petitioner.

Action taken on December 13, 2016. Findings of Fact approved this \_\_\_\_\_ day of January, 2017.

TOWN OF MUNSTER PLAN COMMISSION

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Michael Mellon, Chairman

ATTEST:

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Beth Miller, Secretary