

MUNSTER PLAN COMMISSION

Nicholas Georgiou
Region Contractors
912 W. Avenue H
Griffith, IN 46319

Docket No. PC 24-009

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for a 11,476 SF addition to an existing 4,918 SF CD-4.B building, including exterior façade, parking lot expansion, landscaping, sidewalks, and stormwater detention at 620 Progress Avenue

This matter came to be heard before the Plan Commission on August 13, 2024. 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. 24-009 for a Development Plan with the following conditions:
 - (a) The exterior façade meets the conditions of BZA Docket No. 24-006 approval.
 - (b) The parking lot expansion is approved.
 - (c) The landscaping meets the current code.
 - (d) Sidewalks will be installed when adjacent properties on either side add them at a future date. This condition should be recorded on the deed.
 - (e) Stormwater and detention meet code.
 - (f) Mechanical A/C units on the east side and dumpster enclosure on the west side meet code and in the same primary masonry and materials as the building.
 - (g) Tenants meet approval as required by BZA Docket No. 24-007 approval conditions.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor, zero (0) opposed, and one (1) abstention approves the Development Plan as submitted by the Applicant.

Action taken on August 13, 2024. Findings of Fact approved September 10, 2024.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Sergio Mendoza, Executive Secretary