

MUNSTER PLAN COMMISSION

Devarshi Patel
Integrated Construction
10020 Calumet Avenue
Munster, IN 46321

Docket No. PC 24-011

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for the demolition of the existing bank structure and construction of a 2-story 12,664 sq. ft. Medical Office Building at 10020 Calumet Avenue.

This matter came to be heard before the Plan Commission on December 10, 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. 24-011 for a Development Plan for the demolition of the existing bank structure and construction of a 2-story 12,664 sq. ft. Medical Office Building at 10020 Calumet Avenue with the following conditions:

- (a) The entrance is moved to the West.
- (b) The dumpster is positioned as shown in Dumpster Image 2.
- (c) No signage is included in this approval. Signage will be presented or permitted separately.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of five (5) in favor and zero (0) opposed approves the Development Plan as submitted by the Applicant.

Action taken on December 10, 2024. Findings of Fact approved January 14, 2025.

TOWN OF MUNSTER PLAN COMMISSION

William Baker, Chairman

ATTEST:

Sergio Mendoza, Executive Secretary