

MUNSTER PLAN COMMISSION

PETITIONERS:

Orthopedic Specialists of NWI (OSNI) and
Northwest Indiana LLC
730 45th St
Munster, IN 46321

PC DOCKET NO. 24-012

APPLICATION: Development Plan Review

PROPERTY:

9900 Columbia Ave.
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, Orthopedic Specialists of Northwest Indiana (OSNI), requests Development Plan Review regarding the exterior renovation of a 10,000 sq. ft. church building into a medical office facility, including site improvements to the parking lot, landscaping, and stormwater detention at the property under its ownership located at 9900 Columbia Ave., Munster, IN, identified by Parcel Nos. 45-06-36-276-003.000-027, (hereinafter "Property").
2. Petitioner previously obtained Development Plan approval on January 9, 2023, for the Property under Plan Commission Docket No. 23-029. However, the scope of the original development was reduced from what was approved in 2023 to the current proposal due to Petitioners' needs. As a result, Petitioner submitted the current Development Plan, as amended, for review by the Plan Commission.
3. The matter having come for Public Hearing on December 14, 2024, the Notices are examined for sufficiency. Publication pursuant to the Town of Munster's Code has been accomplished. Petitioner, appeared by its representative, Tony Gierczyk, with E. Anthony Inc. Petitioner presented evidence, documentation, and information regarding its Application for Development Plan Review. The Public Hearing was open. No remonstrances were heard. The Public Hearing was closed. By a vote of five (5) in favor, zero (0) opposed, zero (0) abstained, and two (2) absent, upon motion duly made and seconded, the Plan Commission voted to table Petitioner's Development Plan until its next regularly scheduled meeting on January 14, 2025.
4. Petitioner appeared before the Plan Commission again on January 14, 2025, by its representatives, Marc Smith, Sr. Project Manager with E. Anthony, Inc., and Dr. Sunil Dedhia, of OSNI. The Plan Commission discussed Petitioner's updated documents, including an updated Landscape and Sidewalk Plan, Lighting Plan, Signage proposal, and Mechanical Screening Plan. Based upon the testimony and evidence presented by Petitioner, and having given due consideration and 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 seven (7) in favor, zero (0) opposed, zero (0) abstained, and zero (0) absent, upon motion duly made and seconded, the Plan Commission voted to temporarily approve Petitioner's Development Plan contingent upon Petitioner providing staff a second updated landscaping plan including Phase 1 only, as well as further updated Lighting and Signage Plans, and a Plan for Mechanical Screening throughout the Property, prior to the regularly scheduled Plan Commission meeting on February 11, 2025,
5. Petitioner appeared before the Plan Commission again on February 11, 2025, by its representatives, Marc Smith, Sr. Project Manager with E. Anthony, Inc., and Lisa Werth of

OSNI. Petitioners had provided all required updated Plans to staff, per the February 11, 2025 conditions of the Plan Commission's temporary approval of Petitioner's Development Plan. Accordingly, based upon the testimony and evidence presented by Petitioner, and having given due consideration and 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 six (6) in favor, zero (0) opposed, zero (0) abstained, and one (1) absent, upon motion duly made and seconded, the Plan Commission voted to approve Petitioner's Development Plan conditioned upon the proposed Lighting and Signage complying with all provisions of the Zoning Code or approval of development variances from the BZA.

6. In making such determination, the Munster Plan Commission makes the following written Findings of Fact, in accordance with I.C. §§ 36-7-4-1400 *et seq.*, 36-7-4-700 *et seq.*, and the Munster Subdivision Control Ordinance, as amended from time to time, as follows:
 - A. The Development Plan does provide for acceptable setbacks, buffer yards, structure heights, lot coverage calculations, proposed buildings, structures, fences and walls, areas of outdoor storage, permanent dumpsters, and other improvements;
 - B. The Development Plan does provide for all proposed locations and dimensions of road accesses, interior drives, parking lots, loading docks or areas, sight visibility triangles, and interior sidewalks;
 - C. The Development Plan does provide for open spaces, all proposed locations of public and private utilities, proposed public improvements and temporary uses; required and proposed landscaping in the site interior, in and adjacent to parking areas, in buffer yards and street trees;
 - D. The Development Plan may show details of proposed permanent signs and anticipated temporary signs; however, signage is not approved as part of the Development Plan review but will be addressed under a separate permit;
 - E. The Development Plan includes a site drainage plan, soil erosion control measures, and the details of any proposed construction site;
 - F. The Findings of the Munster Plan Commission are based upon and in accordance with the Munster Subdivision Control and Zoning Ordinances and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Plan Commission of compliance, or noncompliance, with covenants, restrictions, or limitations on the Property defined herein, if any; and,
 - G. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, no approval of the Munster Plan Commission shall be construed or interpreted as approval of any variance from the terms of the Munster Zoning Ordinance which is under the exclusive jurisdiction of the Munster Board of Zoning Appeals.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission by a vote of six (6) in favor and zero (0) opposed, approved the PUD Development

Plan . The Munster Plan Commission took the above official action on February 11, 2025. Findings of Fact approved on the _____ day of _____ 2025.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

Sergio Mendoza, Executive Secretary