

## MUNSTER PLAN COMMISSION

PETITIONER:  
Community Foundation of NWI, Inc.  
905 Ridge Rd.  
Munster, IN 46321

**PC DOCKET NO. 25-001**

APPLICATION: Preliminary Plat for PUD

PROPERTY:  
800 MacArthur, 9101 Calumet Ave, and  
901 Fran Lin Pkwy  
Munster, IN 46321

### FINDINGS OF FACT

1. Application has been made to the Town of Munster Plan Commission requesting preliminary plat approval and presenting plans to subdivide and develop approximately 13.75 acres of property under its ownership located at 800 MacArthur Blvd., 9101 Calumet Ave., and 901 Fran Lin Pkwy., identified by Parcel Nos. 45-07-102-004.000-027, 45-07-30-103-001.000-027, and 45-07-30-151-001.000-027, respectively (hereinafter "Property"). Petitioner, Community Foundation of Northwest Indiana, appeared by its representative, David J. Otte (CFNI Inc.), for public hearing on February 11, 2025.
2. The matter having come for Public Hearing, the Notices are examined for sufficiency. Publication pursuant to the Town of Munster's Zoning Ordinance has been accomplished.
3. Petitioner presented evidence, documentation, and information regarding its Application for Approval of Preliminary Plat for PUD regarding the Property. The Public Hearing was open. No remonstrances were heard. The Public Hearing was closed.
4. 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, grants primary approval to Petitioner, contingent upon the following:
  - A. Final Plat consideration by the Plan Commission occur on March 22, 2025.
5. In making such determination, the 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 Plat does provide for acceptable establishment of minimum width, depth, and area of lots within the Subdivision inasmuch as it does meet the minimum requirements of the Town of Munster Zoning Ordinance, as amended from time to time;
  - B. The Plat does provide for acceptable establishment of public way widths, grades and curves, as well as for the coordination of subdivision streets and entrances with existing and planned streets and highways;
  - C. The Plat does provide for the coordination with the extension of facilities, including appropriate sewer, water, storm facilities and for all other municipal services;

- D. The Plat does provide for distribution of population and traffic in a manner which provides conditions favorable to the health, safety, comfort, convenience, general welfare and harmonious development of the Town of Munster, inasmuch as this development is in compliance with the standards and requirements of the Town of Munster Comprehensive Plan currently in effect.
- E. 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,
- F. 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 Primary Plat for PUD of Petitioner. 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