

MUNSTER PLAN COMMISSION

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

PC DOCKET NO. 25-003

APPLICATION: Development Plan
Review for PUD

PROPERTY:
800 MacArthur
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, Community Foundation of Northwest Indiana, requests Development Plan Review regarding the 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 hearings 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 Code has been accomplished. 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.
3. 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.
4. 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