

MUNSTER PLAN COMMISSION

Lake Business Center PUD  
9200 Calumet Avenue  
Munster, IN 46321

Petition PC 21-012

FINDINGS OF FACT

1. Applicant has requested certain amendments to the Lake Business Center PUD located at 9200 Calumet Avenue, Munster, Indiana for the purpose of developing a Home2Suites Hotel.
2. A Public Hearing was held on the petition; public comment was taken and the Public meeting was closed. Attached hereto is an amendment to the Lake Business Center Planned Unit Development with proposed modified developmental standards. Those developmental standards are attached hereto and made a part hereof as Exhibit "A".
3. Based upon the testimony and evidence presented, having given due consideration and having paid reasonable regard to the requirements of the Zoning Ordinance of the Town of Munster as amended from time to time, as well as Indiana State law, upon motion duly made and seconded and by a vote of five (5) in favor and one (1) opposed, the Munster Plan Commission denied the Applicant's modifications to the Planned Unit Development, including the modified developmental standards for the Lake Business Center, including drawings, Project Narrative, and other attachments to the application. The Town of Munster Plan Commission now makes an unfavorable recommendation to the Town Council.
4. The Plan Commission noted that the comprehensive plan of the Town of Munster depicts a transit-oriented development at the Lake Business Center site. The adopted PUD shows the site to be developed as a 153 space parking lot, and developing the site as proposed would result in a parking deficit of 481 spaces in the Lake Business Center.
5. In making such recommendation, the Town of Munster Plan Commission has paid reasonable regard to the comprehensive plan, current conditions and the character of current structures and uses, the most desirable use for which the land is adopted, the conservation of property values throughout the jurisdiction; and responsible development and growth in accordance with Indiana Law.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission voted to forward an unfavorable recommendation of the Planned Unit Development amendment as stated above to the Town of Munster Town Council.

Action taken on October 12, 2021. Findings of Fact approved November 9, 2021.

TOWN OF MUNSTER PLAN COMMISSION

  
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William Baker, Chairman

ATTEST:

  
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Tom Vander Woude, Secretary