

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA
AGENDA**

**TUESDAY, 7:00 P.M.
NOVEMBER 15, 2011**

**COUNCIL CHAMBERS, CITY HALL
600 EAST THIRD STREET
MISHAWAKA, INDIANA**

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- OCTOBER 11, 2011, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

PUBLIC HEARING:

PLAT #11-16

A request submitted by the City of Mishawaka seeking approval of the four-lot Main-McKinley Subdivision. *Continued from the October 11, 2011 hearing.*

VOTE

PETITION #11-24

A petition submitted by the City of Mishawaka to vacate a portion of Old Fulmer Road.

VOTE

PETITION #11-25

A petition submitted by Merna M. Holloway and Brian T. Linson requesting to rezone **201-203 East Mishawaka Avenue** from C-1 General Commercial District to C-3 City Center Commercial District.

VOTE

PETITION #11-26

A petition submitted by PD Realty LLC requesting to annex and zone **914 and 916 East McKinley Avenue** to C-4 Automobile Oriented Commercial District and I-1 Light Industrial District.

VOTE

PETITION #11-27

A petition submitted by Purlight, LLC, 1st Source Bank, and Diversified Real Estate, LLC, requesting approval to amend the Twelfth Street Planned Unit Development to permit an automated teller machine on Lot 1, Filling station/convenience store and car wash on Lot 2, and general commercial uses on Lot 3.

VOTE

PETITION #11-28

A petition submitted by Larry J. and Becky L. Penn requesting to annex and zone property on the north side of Douglas Road, east of Fir Road to S-2 Planned Unit Development to allow for commercial and residential uses. *Staff requests continuance to December 13, 2011 meeting.*

VOTE

PETITION #11-29

A petition submitted by Larry J. and Becky L. Penn requesting to annex and zone property on the north side of Douglas Road, east of Fir Road to S-2 Planned Unit Development to allow for commercial and residential uses. *Staff requests continuance to December 13, 2011 meeting.*

VOTE

PETITION #11-30

A petition submitted by Larry J. and Becky L. Penn requesting to annex and zone property on the north side of Douglas Road, east of Fir Road to S-2 Planned Unit Development to allow for commercial and residential uses. *Staff requests continuance to December 13, 2011 meeting.*

VOTE

PETITION #11-31

A petition submitted by Toscana Realty, LLC, requesting to amend the Toscana Park Planned Unit Development to permit single and multiple family residential and general commercial.

VOTE

PLAT #11-32

A petition submitted by Purlight, LLC, 1st Source Bank, and Diversified Real Estate, LLC, requesting approval of the three (3) lot plat.

VOTE

PETITION #11-33

Amendment to the Floodplain Ordinance to correct a scrivener's error.

VOTE

DESIGN REVIEW:

DR #11-09

A request submitted by Donald and Leslie Kelly requesting a waiver from the Mishawaka City Design Review Ordinance Sections 105-173 Projecting Signage Clearance, 105-174 Signage Size Limitations, and 105-178 Signage Style Considerations for **101 Lincolnway West (Phoenix Bar & Grill)** to allow a marquee-style sign suspended over the sidewalk and employing use of an electronic message center.

VOTE

DR #11-10

A request submitted by CCG Properties, LLC, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-109 Vending Machines to permit an outdoor vending machine at **101 East McKinley Avenue (Walgreens)**.

VOTE

DR #11-11

A request submitted by Ireland Green, LLC, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-109 Vending Machines to permit an outdoor vending machine at **3425 Bremen Highway (Walgreens)**.

VOTE

DR #11-12

A request submitted by Walgreen Co., requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-109 Vending Machines to permit an outdoor vending Machine at **4620 Lincolnway East (Walgreens)**.

VOTE

**NEW BUSINESS
OLD BUSINESS
PRIVILEGE OF THE FLOOR
ADJOURNMENT**