

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

TUESDAY, 7:00 P.M.

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

JULY 9, 2013

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- JUNE 11, 2013, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

PUBLIC HEARING:

PETITION 13-16 A petition submitted by Terry L. Symon, Linda D. Johnson, and Karen M. Hiatt to rezone property at **309 Smith Street** from C-1 General Commercial District to R-1 Single-Family Residential District.

VOTE

PETITION 13-09 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property at the intersection of **Main Street and McKinley Avenue** from C-4 Automobile Oriented Commercial and C-1 General Commercial District to C-4 Automobile Oriented Commercial and C-7 Automobile Oriented Restaurant Commercial District.

VOTE

PETITION 13-10 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property along the **1600 to 1800 block of North Main Street** from C-6 Linear Office Commercial, C-5 Neighborhood Commercial, and R-1 Single-Family Residential District to C-6 Linear Office Commercial District.

VOTE

PETITION 13-11 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property along the **1400 to 1500 block of North Main Street** from C-1 General Commercial District to R-1 Single-Family Residential District and C-6 Linear Office Commercial District.

VOTE

PETITION 13-12 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property along the **1200 to 1300 block of North Main Street** from C-1 General Commercial, C-5 Neighborhood Commercial, R-1 Single-Family Residential, and C-4 Automobile Oriented Commercial District to R-1 Single-Family Residential District.

VOTE

PETITION 13-13 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property **Northwest of Broadway Street and North Main Street, and south of the Grand Trunk Railroad** from C-1 General Commercial, I-1 Light Industrial, and I-2 Heavy Industrial District to R-1 Single-Family Residential District.

VOTE

PETITION 13-14 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property located between **West Mishawaka Avenue and West Grove Street, and North Main Street and Elizabeth Street** from C-1 General Commercial and C-4 Automobile Oriented Commercial District to C-3 City Center Commercial District.

VOTE

PETITION 13-15 A petition submitted by The City of Mishawaka Redevelopment Commission to rezone property at **2319 Lincolnway East** from R-1 Single-Family Residential District to C-6 Linear Office Commercial District.

VOTE

PETITION 13-17 A petition submitted by the City of Mishawaka to vacate public right of way(s) being the First North-South Alley East of Main Street, running from McKinley Ave. South to Russ Ave.

VOTE

PETITION 13-18 A petition submitted by the City of Mishawaka to vacate public right of way(s) being a portion of the first East-West Alley South of Omer Ave. running East from Main Street for approximately 105 feet.

VOTE

PETITION 13-19 A petition submitted by the City of Mishawaka to vacate public right of way(s) being a portion of the first East-West Alley South of Jefferson Blvd. running from Main Street East approximately 59 feet; and a portion of Stanley Street running East from Main Street for approximately 48 feet.

VOTE

PETITION 13-20 A petition submitted by the City of Mishawaka to vacate public right of way(s) being a portion of Borley Street running East from Main Street for approximately 65 feet; and a portion of Borley Street running East from Main Street for approximately 65 feet; and a portion of the first North-South Alley East of Main Street running from Jefferson Blvd. North to an existing East-West Alley.

VOTE

PETITION 13-21 A petition submitted by the City of Mishawaka to vacate public right of way(s) being a portion of the first East-West Alley North of Marion Street running from Main Street East approximately 193 feet.

VOTE

PETITION 13-22 A petition submitted by the City of Mishawaka to vacate public right of way(s) being a portion of Marion Street running West from Main Street for approximately 110 feet; and a portion of the first East-West Alley North of Broadway Street running from Main Street West approximately 74 feet; and a portion of the second East-West Alley North of Broadway Street running West from Main Street for approximately 135 feet; located in the City of Mishawaka, St. Joseph County, Indiana.

VOTE

PETITION 13-23 A petition submitted by the City of Mishawaka to vacate public right of way(s) being the First East-West Alley South of Grove Street, running from Elizabeth Street East approximately 269 feet.

VOTE

PLAT 13-24 A request submitted by the City of Mishawaka seeking approval of the Main-McKinley Subdivision.

VOTE

PLAT 13-25 A request submitted by the City of Mishawaka seeking approval of the Main Street Corridor First Subdivision.

VOTE

PLAT 13-26 A request submitted by the City of Mishawaka seeking approval of the Main Street Corridor Second Subdivision.

VOTE

PLAT 13-27

A request submitted by the City of Mishawaka seeking approval of the Main Street Corridor Third Subdivision.

VOTE

PETITION 13-28

A request submitted by the Michiana Tennis Association, LLC, seeking approval to amend the Fir Road Athletic Club PUD located at 5800 block Fir Road, Mishawaka, Indiana to allow a nursing care facility.

VOTE

REPLAT 13-29

A request submitted by Steve M. & Andrea M. Gordon seeking approval of the Replat of Lots 1 and 5 in the Replat of Powell Major Subdivision.

VOTE

DESIGN REVIEW:

DR #13-05

A request submitted by Darden Restaurants, 3930 North Main Street, Mishawaka, Indiana, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-77 Architectural/Color Texture to allow for the use of corporate colors on the façade of the building.

VOTE

DR #13-06

A request submitted by Richard B. Nicholas, 225 North Main Street, Mishawaka, Indiana, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-170 Exterior Signage Colors, Section 105-174 Signage Size Limitations, Section style Considerations, and Section 105-176 Signage Clutter to allow an oversized wall mural.

VOTE

DR #13-07

A request submitted by Dental Care Alliance requesting a Design Review Waiver from Section 105-172 Window Signage for 112 Ironworks Avenue, Mishawaka, Indiana, to permit temporary window signage that covers more than 25% of the window area.

VOTE

SITE PLANS:

SP #13-C

A request submitted by SEC Investment, LLC, for Final Site Plan approval for 34,453 sqft, three (3) unit, office development located at **1710 and 1802 Day Road.**

VOTE

SP #13-D

A request submitted by Max Helman for Final Site Plan approval for 5,152 sqft building located at the southeast corner of Jefferson Boulevard and Willow Street.

VOTE

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