

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

TUESDAY, 7:00 P.M.

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

OCTOBER 14, 2014

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- SEPTEMBER 9, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

PUBLIC HEARING:

PETITION #14-20 A petition submitted by SLB Corporation, DBA Hose Assemblies requesting to annex and rezone property located at **1844 East McKinley Avenue** to I-1 Light Industrial.

VOTE

PETITION #14-21 A petition submitted by John Ward requesting to annex and rezone property **north of 124 Cedar Road** to C-1 General Commercial.

VOTE

PETITION #14-22 A petition submitted by KLT Properties, LLC, requesting to amend the Gateway Plaza Planned Unit Development located at the northwest corner of Bremen Highway and US 20 Bypass, to allow the parcel to be developed independently from previous PUD that included multiple parcels, allow an office building to be constructed on private septic until municipal sanitary sewer is available for connection, and waiver of architectural standards on self-storage facility.

VOTE

PETITION #14-23 A petition submitted by Toscana Realty, LLC, requesting to amend the Toscana Park Planned Unit Development to allow for drive-thru facilities, reduction in off-street parking, and dumpster to be visible from the public right-of-way.

VOTE

PLAT #14-24 A request submitted by Gumwood Acquisitions, LLC, requesting approval of the two (2) lot Gumwood Road Development.

VOTE

DESIGN REVIEW:

DR #14-04

A request submitted by Thomas Vickers, **109 South Main Street (Glass Roots)**, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-170 Exterior Signage Colors to permit the installation of a blue awning. *Continued from the September 9, 2014, meeting.*

VOTE

DR #14-05

A request submitted by TGM Properties requesting a waiver from the Mishawaka City Design Review Ordinance Sections 105-170 Exterior Signage Colors, and 105-176 Signage Clutter **for 117 South Main Street (Chocolate Café)**. *Continued from the September 9, 2014, meeting.*

VOTE

SITE PLANS:

SP #14-F

A request submitted by Toscana Realty, LLC, requesting final site plan approval for 11,240 sqft restaurant and retail development (two buildings) at Toscana Park.

VOTE

SP #14-G

A request submitted by Gumwood Acquisitions, LLC, requesting final site plan approval for twenty-six (26) building, 206 unit, multi-family residential and commercial development at the Northwest corner of Gumwood Road and S.R. 23.

VOTE

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