

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

**TUESDAY, 7:00 P.M.**

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

**OCTOBER 13, 2015**

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

**PUBLIC HEARING:**

**PETITION #15-25** A petition submitted by the City of Mishawaka for approval of an ordinance replacing the Flood Plain Ordinance of the City of Mishawaka, Indiana.

*VOTE*

**PETITION #15-26** A petition submitted by Mishawaka Utilities requesting to annex and zone property commonly known as the Gumwood Wellfield to S-2 Planned Unit Development.

*VOTE*

**PETITION #15-27** A petition submitted by SEC Investments LLC requesting to annex and zone property located near the **southeast corner of Fir and Douglas Roads** to C-1 General Commercial District.

*VOTE*

**PETITION #15-28** A petition submitted by Donald & Patricia Cressy Foundation requesting to rezone the **northeast corner of Edison Road and Hickory Road** from C-1 General Commercial District to C-10 Filling Station Commercial District.

*VOTE*

**PETITION #15-29** A petition submitted by Douglas Road Associates, LLC, requesting to rezone the **northwest corner of Douglas Road and Fir Road** from C-1 General Commercial District to C-10 Filling Station Commercial District.

*VOTE*

**PETITION #15-30** A petition submitted by Village Green Mishawaka Holdings, LLC, requesting to amend the 12<sup>th</sup> & Byrkit Planned Unit Development to allow for R-3 Multi-Family Residential uses.

*VOTE*

**PETITION #15-32** A petition submitted by Donald L. Seggerman and the Devises of the Last Will of Evelyn Marjorie Eberding requesting to annex and zone **15170 Cleveland Road** to C-6 Linear Office Commercial District.

*VOTE*

**PETITION #15-33** A petition submitted by Sajida Chaudhry, Donald L. Seggerman, and the Devises of the Last Will of Evelyn Marjorie Everding requesting to vacate public right-of-way located **adjacent to 15170 Cleveland Road.**

VOTE

**PLAT #15-34** A petition submitted by Browning Real Estate Properties, LLC, seeking approval of the one (1) lot Bayer Healthcare at Beacon Parkway Subdivision.

VOTE

**PLAT #15-35** A petition submitted by Ambrose Property Group VA, LLC, seeking approval of the one (1) lot VA Outpatient Clinic at Trinity Place Subdivision.

VOTE

**REPLAT #15-36** A petition submitted by ARCP RL Portfolio IV LLC seeking approval of the (2) lot Darden Subdivision Replat.

VOTE

**DESIGN REVIEW:**

**DR #15-06** A request submitted by SLM Management, LLC, requesting a Waiver from the Mishawaka Design Review Ordinance 105-78 Architectural Color and Textures for **1725 East McKinley Avenue.**

VOTE

**SITE PLAN:**

**SP #15-E** A request submitted by Browning Real Estate Properties, LLC, seeking approval of the 60,000 sqft Bayer Healthcare Office Building on Beacon Parkway.

VOTE

**SP #15-F** A request submitted by Ambrose Property Group VA, LLC, seeking approval of the 72,080 sqft VA Clinic on Trinity Place west of Fir Road.

VOTE

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