

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

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

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

**SEPTEMBER 13, 2016**

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- AUGUST 9, 2016, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

**PUBLIC HEARING:**

**REPLAT #16-25** A petition submitted by DZ Mishawaka Properties, LLC, seeking approval of the 12<sup>th</sup> and Byrkit Minor Subdivision First Replat to remove an ingress and egress easement located on Lot 1.

VOTE

**PETITION #16-26** A petition submitted by Susan L. Ganser and Erik and Linda Waelchli requesting to rezone **1217 Lincolnway West**, from C-1 General Commercial District to R-3 Multi-Family Residential District.

VOTE

**PETITION #16-27** A petition submitted by H & G Real Estate, LLC, requesting to amend the Ridgemont Crossing Planned Unit Development to allow multi-family residential uses. *Petitioner is requesting continuance to October 11, 2016, meeting.*

**PETITION #16-28** A petition submitted by H & G Real Estate, LLC, requesting to vacate all platted and dedicated streets within a portion of the Ridgemont Crossing Section Two Final Planned Unit Development. *Petitioner is requesting continuance to October 11, 2016, meeting.*

**PETITION #16-29** A petition submitted by Terry L. Seggerman requesting to annex and zone **53555 Fir Road, Granger** to S-2 Planned Unit Development to permit multi-family residential uses and clubhouse.

VOTE

**DESIGN REVIEW:**

**DR #16-08** A request submitted by Mishawaka Columbus Club Home Corp. requesting a waiver from the Mishawaka Design Review Ordinance, Signage Requirements, Section 105-170 Exterior Signage Colors, Section 105-175 Signage Quantity, and Section 105-180 Temporary Wall Mounted Banners, for **114 West First Street**.

VOTE

**DR #16-09**

A request submitted by MishHome LLC requesting a waiver from the Mishawaka Design Review Ordinance, Section 105-76 Architectural Materials, to utilize cement board siding at **211 East Day Road**.

*VOTE*

**DR #16-10**

A request submitted by MJ Investments, LLC, requesting a waiver from the Mishawaka Design Review Ordinance, Signage Requirements, Section 105-176 Signage Clutter for **101 East Mishawaka Avenue**.

*VOTE*

**DR #16-11**

A request submitted by Pouya Gallery Inc. requesting a waiver from the Mishawaka Design Review Ordinance, Section 105-76 Architectural Materials and Section 105-77 Architectural Color/Texture for **1035 East University Drive, Granger**.

*VOTE*

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