

NOVEMBER 9, 2010

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, November 9, 2010, at 7:21 p.m. in the Council chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Matt Lentsch, Ross Deal, Ross Portolese, Murray Winn, Don McCampbell, Carol Sergeant, and Edward Salyer. Absent: Rosemary Klaer. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Greg Shearon, Peg Strantz, and Kari Myers.

Murray Winn explained the Rules of Procedure.

The Minutes of the October 12, 2010, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PLAT #10-17

A petition submitted by Richard LaFree seeking approval of the five (5) lot plat of Deer Run Subdivision, Section Three. *Continued from the October 12, 2010 meeting.*

Mr. Winn read a letter from the Petitioner requesting the item be continued to the December 14, 2010 meeting.

MOTION: Gary West moved to continue Plat #10-17 to the December 14, 2010 meeting. Matt Lentsch seconded; motion carried with a vote of 8-0.

DR#10-04

A request submitted by Richard B. Nicholas, **225 North Main Street**, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-174 Signage Size Limitations and Section 105-176 Signage Clutter to allow an oversized wall mural for A. J. Construction & Roofing advertisement.

Abby Hill, 54698 Christy Lane, Osceola, represented A.J. Construction. She said they would like to have a sign on the wall, but the letters are larger than permitted and the sign also exceeds the number of allowed characters.

Murray Winn closed the Public Hearing.

Staff Recommendation

The Plan Staff recommends approval of Design Review Waiver 10-4 for the north wall of 225 North Main Street to allow AJ Construction & Roofing to paint the wall with a sign measuring 12' in height, 17 feet in width, with 67 characters and with the letters A J measuring 27.37" in height.

MOTION: Matt Lentsch moved to approve Design Review #10-04. Don McCampbell seconded; motion carried with a vote of 8-0.

DR #10-05 A request submitted by Mishawaka Housing Authority, **500 Lincolnway East**, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-76 Architectural Materials to permit cement board siding on an accessory structure.

Ken Prince, City Planner, appeared on behalf of the Mishawaka Housing Authority. He said the proposed structure is a typical shed and will be painted to match the main building.

Mr. Prince said he has been working closely with the Housing Authority because the City plans to extend the Riverwalk.

Ross Deal asked how tall the shed would be. Mr. Prince said approximately 15' – 16'.

Mr. Deal asked Mr. Prince if he was concerned about the location of the shed given its proximity to the Riverwalk. Mr. Prince said no, there would be a berm with landscaping and the Housing Authority is in need of outside storage.

Mr. Winn closed the Public Hearing.

Staff Recommendation

Staff recommends approval of DR 10-05 because: (1) The shed is an accessory structure and not the primary structure. (2) The property is located towards the further limits of the C-3 District and is within close proximity to residential property that utilize inappropriate materials for accessory structures that are visible from the St. Joseph River. (3) The proposed cement board siding is a structurally sound material and the color will be similar to that of the primary apartment building.

MOTION: Ross Deal moved to approve Design Review #10-05. Ross Portolese seconded; motion carried with a vote of 8-0.

ADJOURNMENT: 7:30 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner