

FEBRUARY 14, 2012
PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA

A regular meeting of the Mishawaka Plan Commission was held Tuesday, February 14, 2012, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Matt Lentsch, Ross Portolese, Murray Winn, and Don McCampbell. Absent: Dale "Woody" Emmons, Carol Sergeant, Edward Salyer, and 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 turned the meeting over to Ken Prince, City Planner, for the election of officers.

ELECTION OF OFFICERS:

MOTION: Don McCampbell moved to nominate Murray Winn as President. Matt Lentsch seconded; motion carried with a vote of 4-0.

MOTION: Don McCampbell moved to nominate Matt Lentsch as Vice-President. Gary West seconded; motion carried with a vote of 4-0.

MOTION: Don McCampbell moved to reappoint the Planning Staff for 2012. Motion seconded and carried with a vote of 5-0.

MOTION: Matt Lentsch moved to adopt the 2012 Rules of Procedure including the Fee Schedule which remains the same as 2011. Don McCampbell seconded; motion carried with a vote of 5-0.

Murray Winn explained the Rules of Procedure.

The Minutes of the November 15, 2011, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #11-28

PETITION #11-29

PETITION #11-30

Petitions submitted by Larry J. and Becky L. Penn requesting to annex and zone property on the north side of Douglas Road, east of Fir Road to S-2 Planned Unit Development to allow for commercial and residential uses. *Petitioner requests continuance to March 13, 2012.*

Mr. Winn read a request from the Petitioners to continue these petitions to the March 13, 2012, meeting. Gary West moved to continue Petitions #11-28, 29, and 30 to March 13, 2012. Matt Lentsch seconded; motion carried with a vote of 5-0.

DESIGN REVIEW:

DR #12-01

A request submitted by St. Joseph Hospital Mishawaka, **215 West Fourth Street**, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-170 Exterior Sign Colors, Section 105-174 Signage Size Limitations, Section 105-175 Signage Quantity, and Section 105-176 Signage Clutter.

Doug Merritt, Professional Permits, 115 S. Main St., Ste 203, Mishawaka, appeared on behalf of St. Joseph Hospital. He said the hospital will be undergoing a re-branding of the facility from "Triumph" to "Kindred Hospital." Mr. Merritt also said that the signs along Spring Street will be moved from the City right-of-way onto the hospital's property.

Mr. Lentsch asked about the re-branding. Mr. Merritt said the new signs will identify the Kindred Hospital name as well as incorporate St. Joseph Hospital, who still retains ownership of the property and has administrative offices in the building. That is the reason for the dual identities on the signs.

Mr. Portolese asked what Kindred will do with the facility. Mr. Merritt said they will be operating the facility, but still maintain the existing services.

Mr. Portolese asked if they specialize in anything. Mr. Merritt said they have an extensive range of in-patient and out-patient services. Regency Place on Ironwood Drive, north of Cleveland, is also a Kindred property.

Mr. Winn closed the Public Hearing on Design Review #12-01.

Staff Recommendation

The Plan Staff recommends approval of Design Review Waiver 12-01 to rebrand the existing medical facility campus with wall, window, directional and ground signage for Kindred Hospital, Northern Indiana.

MOTION: Ross Portolese moved to approve Design Review #12-01. Don McCampbell seconded; motion carried with a vote of 5-0.

SITE PLAN:

SP #12-A

A request submitted by 1st Source Bank for final site plan approval for an 80 sqft freestanding ATM to be located on Lot 1 of 12th and Capital Planned Unit Development (**southwest corner of 12th and Capital**).

Pat Brown, SiteScapes, 1003 Lincolnway West, Mishawaka, appeared on behalf of 1st Source Bank. He said this project has been in the works for several years. 1st Source lost their previous ATM due to the Capital Avenue project and they will construct a new facility.

Mr. Brown said it will be a "#1" structure similar to the one at Lincolnway and Twyckenham. There will be no exterior main ID sign as the building itself will be the sign. He said the bank is ready to start construction in March and be open by early summer.

Mr. Lentsch asked what will be done to assure safety of the facility. Mr. Brown said the facility will be located close to the street for visibility; will have a bypass lane so no one can get blocked in; and the next lot over with the convenience store and car wash will come in for site plan approval in the next several months and add activity to the site. It will not be an isolated ATM.

Staff Recommendation

The Planning Department recommends approval of Final PUD Site Plan 12-A for a freestanding ATM machine at the 12th & Capital PUD because it meets the requirements of Sec. 137-35 Final Site Plan Approval.

MOTION: Matt Lentsch moved to approve Site Plan #12-A. Gary West seconded; motion carried with a vote of 5-0.

ADJOURNMENT: 7:12 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner