

OCTOBER 9, 2012

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, October 9, 2012, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Ross Portolese, Murray Winn, Don McCampbell, Edward Salyer, and Rosemary Klaer. Absent: Gary West, Matt Lentsch, Dale "Woody" Emmons, and Carol Sergeant. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Greg Shearon, and Peg Strantz.

Murray Winn explained the Rules of Procedure.

The Minutes of the August 14, 2012, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

REPLAT #12-22 A request has been submitted by Jay Primmer, Michael L. Williams, and Michael Darch seeking approval of the two (2) lot Merrifield Hills Minor Subdivision First Replat.

Terry Lang, Lang Feeney & Associates, 715 S. Michigan Street, South Bend, appeared on behalf of the Petitioners. He said earlier this evening the Board of Zoning Appeals approved the variance for oversized garage in which the adjacent property owner plans to store his antique car collection. This request will relocate the current property line to the area between the house and garage and it will become part of 1615 S. Merrifield Avenue.

Mr. Winn closed the Public Hearing on Replat #12-22.

Staff Recommendation

The Planning Department recommends that the Petitioners' request for preliminary and final Replat approval of the Merrifield Hills Minor subdivision First Replat be approved. This recommendation is based on the fact that the Plat meets all the requirements of Section 133-107 (Preliminary Replat) & Section 133-110 (Final Replat).

MOTION: Ross Portolese moved to approve Replat #12-22. Don McCampbell seconded; motion carried with a vote of 5-0.

PETITION #12-23 A petition submitted by Memorial Systems, Inc., to amend the Cass Road/East University Drive Planned Unit Development to allow for a residential care facility. *Petitioner requests continuance to November 13, 2012 meeting.*

The Commission unanimously approved the continuance to November 13, 2012.

DESIGN REVIEW:

DR #12-07 A request submitted by Jayson Smith on behalf of Joe Grabill requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-169 Exterior Signage Materials, Section 105-170 Exterior Signage Colors, Section 105-171 Signage Form, Section 105-172 Window Signage, Section 105-173 Projecting Signage Clearance, Section 105-174 Signage Size Limitations, Section 105-175 Signage Quantity, Section 105-176 Signage Clutter, Section 105-177 Signage Lighting, and Section 105-178 Signage Style Considerations for **100 North Center Street (Sky Lounge)** to allow banners and uplighting on smokestack. *Continued from the August 14, 2012 meeting. Request to continue to November 13, 2012 meeting.*

The Commission unanimously approved the continuance to November 13, 2012.

ADJOURNMENT: 7:04 p.m.

Peg Strantz, Associate Planner

Kenneth B. Prince, City Planner