

SEPTEMBER 10, 2013

**PLAN COMMISSION
CITY OF MISHAWAKA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, September 10, 2013, 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, Nick Troiola, Edward Salyer, and Rosemary Klaer. Absent: Gary West, Matt Lentsch, and Dale "Woody" Emmons. 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 August 13, 2013, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #13-32 A petition submitted by Joseph C. and E. Joyce Dunfee, and A.J.P. Properties LLC requesting to amend the Planned Unit Development located at 1607 East Jefferson Boulevard and vacant lot to the east to allow single family and duplex residential units.

Joseph Dunfee, 2903 York Road, South Bend, presented the petition. He said he has owned the property for 20+ years and in that time built Lindenvale hospital and offices. Mr. Dunfee said there are 5 acres left and he always wanted to develop that property into residential uses. He said there aren't many lots available on the river and this property will have five sites on the river with walk outs and then six smaller units along Jefferson.

Ms. Klaer asked how soon he would start construction. Mr. Dunfee said hopefully within the next 60 days, maybe sooner. He said the house will be demolished in October; he's hired architects; the houses are laid out and he hopes to move dirt later this year.

Mr. Portolese asked how many duplexes would there be. Mr. Dunfee said two units along Jefferson sandwiched between single family units.

Mr. Winn closed the Public Hearing on Petition #13-32.

Mr. Portolese said it looked like the lots along Jefferson were 36' wide. He asked Mr. Prince if that was wide enough for a house. Mr. Prince said normally we require 60' but this is a PUD so it can be accommodated.

Mr. Portolese asked what zoning the property would carry. Mr. Prince said S-2 and will be specific to a proposed site plan. He said the townhouses could be 24' wide and could be "shot gun" style in design; long and narrow.

Mr. Portolese asked if there were other duplexes along Jefferson. Mr. Prince said no, only in Barrington Estates.

Staff Recommendation

Staff recommends in favor of amending the Riverwalk-Lindenvale PUD to allow single-family and two-family residential uses with following PUD developmental stands/conditions:

- 1. A 15-ft minimum building setback shall be provided along Jefferson Blvd.*
- 2. A 5-ft minimum setback shall be provided from the lot lines adjacent to the proposed circular drive.*
- 3. A 0-ft side-yard building setback may be provided between the proposed duplex homes.*
- 4. A 0-ft setback may be provided along the river.*
- 5. Shared driveways may be allowed between proposed properties. However, all appropriate easements shall be provided.*
- 6. Current stormwater management standards shall be implemented per City of Mishawaka Engineering Department. This shall include proper and required stormwater management before discharge to the river.*

This recommendation is based on the following findings of fact:

- 1. Existing Conditions- The proposal is in keeping with the existing area by maintaining a low density residential use within the area.*
- 2. Character of Buildings in Area- The character of many of the buildings located along and off of Jefferson Blvd and along the river is residential. The proposed development will be residential in nature.*
- 3. The most desirable/highest and best use- Due to the presence of the existing residential uses along Jefferson Blvd and the Highland Village residential development to the west of PUD. Low density residential development is the most desirable/highest and best use.*
- 4. Conservation of property values- The proposed zoning will not be injurious to property values in the surrounding area, because the proposed use is compatible with the surround area.*
- 5. Comprehensive Plan- The comprehensive plan indicates service commercial for this area. However, the proposed residential use is consistent with the current developmental patterns of the area.*

MOTION: Nick Troiola moved to forward Petition #13-32 to the Common Council with a favorable recommendation. Rosemary Klaer seconded; motion carried with a vote of 5-1 (*Portolese*).

SP #13-F

A request submitted by Heritage Square Hotel, LLC, for final site plan approval of a 4-story, 101 room Hampton Inn & Suites to be located in the Heritage Square Shopping Center.

Brad Mosness, Abonmarche Consultants, 750 Lincolnway East, South Bend, presented the request. Also attendance was Manette Tepe of Holladay Properties.

Mr. Mosness said the PUD was amended last month to allow for the hotel and tonight they are seeking approval for the site plan. Mr. Mosness said they plan to break ground in the next month or so and be open in the fall of 2014.

Staff Recommendation

Staff recommends that the request for final PUD site plan approval for the Hampton Inn & Suites be approved. This recommendation is based on the fact that the site plan meets all the requirements of Section 137-35 Final Site Plan Approval.

MOTION: Ross Portolese moved to approve Site Plan #13-F. Don McCampbell seconded; motion carried with a vote of 6-0.

ADJOURNMENT: 7:09 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner