

FEBRUARY 13, 2018
PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA

The regular meeting of the Mishawaka Plan Commission was held Tuesday, February 13, 2018, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Chris Jamrose, Matt Lentsch, Dale "Woody" Emmons, Murray Winn, and Dale Freeman. Absent: Don McCampbell, Nick Troiola, Chris Tordi, and Kathleen White-Gadacz. In addition to members of the public, the following were also in attendance: Ken Prince, Derek Spier, and Kari Myers.

Mr. Winn explained the Rules of Procedure.

The Minutes of the January 9, 2018, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #18-05 A petition submitted by Thomas J. and Kathleen A. Herrman requesting to amend the University Gardens Planned Unit Development, **6910 North Main Street, Granger**, to allow for microblading services.

Jennifer Gerber, 15481 Brookstone Court, Granger, said she just wants to allow microblading in her unit only. She said microblading is a semi-permanent cosmetic procedure.

Mr. Emmons asked Ms. Gerber to explain microblading. Ms. Gerber said unlike a traditional tattoo, it only goes into about 3 layers of skin vs. 7 layers of skin and only lasts 1-3 years. She said if you don't like it, it will fade and unlike a tattoo which has to be lasered to be removed.

Mr. Lentsch asked if microblading was used for cosmetic purposes. Ms. Gerber said yes, and it's nice for women, and men, who have lost their hair from chemotherapy or medical conditions. She said many women have over-plucked their eyebrows over the years and it's a good way to fill in. Ms. Gerber said it looks like fine strokes vs. solid line tattoos.

Mr. Lentsch asked if she would be doing any tattooing. Ms. Gerber said no, strictly microblading.

Mr. Emmons asked Ms. Gerber if she would be the one doing the service. Ms. Gerber said yes; she's the owner/operator and doesn't plan on bringing in any employees.

Mr. Emmons asked if she was licensed. Ms. Gerber said yes and she can't get her facility permit until the PUD is amended.

Mr. Emmons asked if she would be using both units? Ms. Gerber said her space is about 340 sqft.

Mr. Winn closed the Public Hearing on Petition #18-05.

Staff Recommendation:

Staff recommends in favor of amending the University Gardens PUD to allow microblading services. This recommendation is based on the following findings of fact:


- 1. Existing conditions – The use will be located in an existing building with other similar personal services/salon uses.*
- 2. Character of buildings in area – The character of the buildings located within this development and the surrounding are professional and commercial.*
- 3. The most desirable/highest and best use – Because of the parcel’s location within the professional/commercial development, the most desirable use for the property is commercial/personal services.*
- 4. Conservation of property values – The proposed amendment will not be injurious to property values in the surrounding area, because the nature of the business is similar to that of a salon and should not generate more traffic than any of the existing businesses within the development.*
- 5. Comprehensive Plan – The proposed amendment is consistent with the Comprehensive Plan identifying this area for service commercial uses.*

MOTION: Matt Lentsch moved to forward Petition #18-05 to the Common Council with a favorable recommendation. Dale “Woody” Emmons seconded; motion carried with a vote of 5-0.

ADJOURNMENT: 7:07 p.m.



Kenneth B. Prince, City Planner



Kari Myers, Administrative Planner