

JUNE 12, 2018

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, June 12, 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, Don McCampbell, Murray Winn, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Dale "Woody" Emmons and Nick Troiola. In addition to members of the public, the following were in attendance: David Bent, Ken Prince, Derek Spier, Christa Hill, and Kari Myers.

Mr. Winn explained the Rules of Procedure.

The Minutes of the May 15, 2018, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #18-16 A petition submitted by Dittrich Properties LLC requesting to rezone **1028 South Ironwood Drive** from C-1 General Commercial District to R-1 Single Family Residential District.

Jay Primmer, 404 E. Fourth Street, said they are requesting to rezone to R-1. He said it hasn't been a business for more than 10 years and it's now a single family, 3-bedroom home.

Mr. Lentsch asked if he was living there now. Mr. Primmer said no, they are selling it.

Mr. Lentsch asked if it was a rental. Mr. Primmer said yes, it's currently a rental and want to sell as a single family home.

Mr. Winn closed the Public Hearing on Petition #18-16.

Staff Recommendation

*The Planning Department recommends **approval** of Petition #18-16 to rezone 1028 S. Ironwood Drive to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:*

- 1. Many of the properties in the immediate vicinity are residential in use. Its historic use as a single family dwelling would be compatible to the area;*
- 2. The use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as a commercial project, staff feels that the most desirable use for this property is its historical single-family use;*

3. *Because the parcel is located in an area of residential properties, the rezoning to R-1 Single-Family Residential is a desirable use for this property;*
4. *As opposed to the range of potential commercial development that could occur with the current zoning, rezoning this parcel to the R-1 Single Family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and will allow the property owner to sell the home; and,*
5. *The City's Comprehensive Plan identifies the area as Low Density Residential and their historical use as single- family homes is consistent with the Plan.*

MOTION: Kathleen White-Gadacz moved to forward Petition #18-16 to the Common Council with a favorable recommendation. Matt Lentsch seconded; motion carried with a vote of 7-0.

PLAT #18-17 A request submitted by Cressy Land Investments LLC requesting approval of the one (1) lot Vibra Hospital Northwest Indiana at Mishawaka, IN, Minor Subdivision.

Brian McMorrow, Abonmarche Consultants, 750 Lincolnway East, South Bend, appeared on behalf of the Petitioners. He said Great Lakes Capital is under contract to purchase the 4.65 acre property situated on the southerly side of Edison Lakes Parkway. Mr. McMorrow said the lot complies in all respects to the zoning ordinance.

Mr. McMorrow said the site will be accessed through an existing curb cut on Edison Lakes Parkway with a possible curb cut on Main Street. He said they also agree to provide a cross-access easement to the vacant land to the east. Mr. Morrow said the staff's suggested location was mid-lot, but would be willing to change the location during site plan phase.

Mr. Winn closed the Public Hearing on Plat #18-17.

Staff Recommendation

Planning Staff recommends approval of the Preliminary and Final Plat for the "Vibra Hospital Northwest Indiana at Mishawaka, IN Minor Subdivison" pending submittal of a revised and executed plat for recordation. This recommendation is based upon the fact that the subdivision meets all of the requirements of Section 133-73 / Preliminary Plat and Section 133-76 / Final Plat of the City of Mishawaka Subdivision Control Ordinance.

MOTION: Kathleen White-Gadacz moved to approve Plat #18-17. Don McCampbell seconded; motion carried with a vote of 7-0.

PETITION #18-18 A request submitted by Capital Avenue Properties, LLC and Capital Avenue Properties II, LLC, requesting to amend the Walker Planned Unit Development and Northwest Capital-Toll Road Planned Unit Development (northwest corner of Capital Avenue and Beach Parkway, Granger) to amend permitted uses and developmental standards.

Phil Panzica, Panzica Building Corporation, 422 E. Monroe Street, South Bend, appeared on behalf of Capital Avenue Properties and Beacon the contingent buyer. He said Beacon

currently owns 50 acres on the south side of Beacon Parkway with almost ½ mile of frontage on Beacon Parkway and they are looking to add this additional property on the corner across the street. Mr. Panzica said it is anticipated that Beacon will have a majority of the land and has carved out a 1.2 acre retail parcel.

Mr. Panzica said the first phase is 33,000 sqft acute care full service hospital with 10 exam rooms, 3 assessment rooms, and then have full trauma room if surgery is needed immediately. Can do full imaging, x-ray, nuclear and future MRI. He also said they will have a full lab for testing, 8 in-patient rooms and full support, pharmacy, full kitchen, and related staff area. Also anticipate a 4-stall enclosed ambulance bay area with 2 ambulances that are not 911 ambulances, but primarily transport between area hospitals.

Mr. Panzica said the current project is now encompassing over 70 acres and is over \$25 million investment and have plans for future medical offices and support services on campus.

Mr. Panzica said the PUD that was submitted is very similar to the recently built campus facility.

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

Staff Recommendation

Staff recommends approval of Petition 18-18 to amend part of the Walker Planned Unit Development and Northwest Capital – Toll Road Planned Unit Development to allow for changes in the permitted uses, and development standards:

For the Beacon Health Systems property and future development areas, excluding the outlot(s):

Uses:

- 1. Permitted uses shall be limited to hospitals; medical office buildings, surgery centers and related medial patient care; medical support services, diagnostics, imaging and all related medical practice types and needs; pharmacy, compounding and related drug preparation or drug therapy practices; professional office buildings providing medical, billing, scheduling, tele-med or similar medical support offices; retail uses; restaurant uses with a drive-thru; and medical and dental laboratories.*
- 2. Permitted accessory uses shall include ground mounted, hospital code mandated, backup generators, above grade backup fuel source tanks, oxygen tanks and related medical support needs at back-of house to the hospital.*

Building & Parking Setbacks:

- 1. Required building setbacks shall include a 50' along Beacon Parkway, 40' along Capital Avenue, 40' from the interior private collector drives, and 10' from all other interior property lines.*
- 2. Parking setbacks shall be 0' along Capital Avenue adjacent to the former Evergreen Road right-of-way. A 25' setback shall be maintained along all other portions of Capital Avenue.*

Parking Space Requirements:

1. *Parking spaces shall be provided at a ratio of 3 spaces per 1000 sq. ft. of gross floor area for any medical-related use.*

Lighting:

1. *Light poles shall be limited to a maximum height of 28' including a 3' base.*
2. *Use of ornamental light standards similar to lighting on Beacon Parkway is allowed.*

Landscaping/Screening:

1. *A 3' high earth mound shall not be required along the Capital Avenue frontage from Beacon Parkway to 675' to the north.*
2. *Landscaping consisting of either overstory or understory trees shall be provided at rate per Section 137-815 (1) (g) along Capital Avenue. Flexibility will be permitted in the spacing of required number of trees.*
3. *Generators, tanks, and other appurtenant structures shall be fully enclosed in a structure constructed with appropriate architectural materials as identified in Section 161.41 of the City Municipal code, as amended.*

Architectural Materials:

1. *A pre-cast linear embossed brick texture material with stain finish shall be permitted as an appropriate architectural material.*

Temporary Signage:

1. *Temporary signage to be placed on construction fencing shall be limited to maximum size of 1,200 sq. ft. with a maximum height of 10'.*
2. *Stand-alone temporary signage shall be limited to one construction sign with a maximum size of 128 sq. ft. and 10' in height.*

Permanent Signage:

All permanent signage shall comply with the freestanding sign corridor overlay districts per Section 129-74 of the on-premises sign standards, unless otherwise noted below.

1. *Capital Avenue frontage signage at the southeast corner of Beacon Parkway for Beacon's signs (shown as "corner campus sign & pylon" on the preliminary site plan):*
 - a. *Maximum monument height of 15'.*
 - b. *Maximum signage allowed with a total display area of 150 sq. ft.*
 - c. *Monument sign with flanking Pier Sign or Pylon with graphics on two faces.*
 - d. *Pier or Pylon may be a bold red color with white letters "Emergency".*
 - e. *Signage base shall be landscaped.*
 - f. *Signage may be internally or externally lit.*
 - g. *Signage shall be a minimum of 100' from the "Welcome to City of Mishawaka" sign and a minimum of 10' from the right-of-way.*
2. *Beacon Parkway frontage at the two entry drives for Beacon signage:*
 - a. *Signage shall have a maximum monument signage height of 15'.*
 - b. *Monument signage allowed with a total display area of 150 sq. ft. and a total copy area of 100 sq. ft. for each sign.*

- c. *Signage base shall be landscaped.*
 - d. *Signage may use red bold color.*
 - e. *Signs may be internally or externally lit.*
3. *East side of west entry drive for retail outlot(s):*
 - a. *Signage shall have a maximum monument signage height of 8'*
 - b. *One monument sign shall be permitted for each outlot or building.*
 - c. *Signage shall be double faced.*
 - d. *Monument signage allowed with a total display area of 60 sq. ft. with a maximum display height of 5' and a maximum display width of 12'.*
 - e. *Signage base shall be landscaped.*
 - f. *Signs may be internally or externally lit.*
 4. *Directional signage on interior private roads of Beacon property:*
 - a. *Maximum monument sign height of 10'*
 - b. *Maximum monument sign display area of 60 sq. ft. for each face.*
 - c. *Maximum number of monument signs not to exceed four (4) units, double faced.*
 - d. *Signs can be externally or internally lit.*
 5. *Front canopy pier on hospital for "Emergency" signage:*
 - a. *Maximum pier height of 48'.*
 - b. *Maximum display area of 280 sq. ft. and copy area of 180 sq. ft. at each face, total of two faces.*
 - c. *Signage base shall be landscaped.*
 - d. *Signage may be a bold red color.*
 - e. *Signage may be externally or internally lit.*
 - f. *Signage shall be connected to a part of the building and is not permitted to be freestanding sign.*
 6. *Future development buildings with internal signage at each building to allow:*
 - a. *Signage shall have a maximum monument signage height of 15'.*
 - b. *Allow one monument sign with a display area of 150 sq. ft. and a copy area of 100 sq. ft. at each sign.*
 - c. *Signage base shall be landscaped.*
 - d. *Signs may be internally or externally lit.*
 - e. *Allow two (2) internal drive directional signs per building similar to (4) above.*

For the outlot(s) located along Beacon Parkway:

Uses:

1. *Permitted uses include all C-1 General Commercial District, C-2 Shopping Center Commercial District, and C-7 Auto-Oriented Restaurant Commercial Districts uses excluding off-premise signs.*

Building & Parking Setbacks:

1. *Required building setbacks shall include a 50' front yard setback along Beacon Parkway, a 30' side yard setback, and a 25' rear yard setback.*
2. *Required parking setbacks shall include a 30' front yard setback along Beacon Parkway, a 10' side yard setback, and a 10' rear yard setback.*

Parking Space Requirements:

1. *Parking spaces shall be provided at a ratio of 10 spaces per 1000 sq. ft. of gross floor area for any restaurant with drive-thru use, 8 spaces per 1000 sq. ft. of gross floor area for a dine-in restaurant with no-drive thru, and 4 spaces per 1000 sq. ft. of gross floor area for all other permitted uses.*

For both the Beacon Health Systems property and outlot(s):

1. All other previously approved PUD standards shall be adhered to.

MOTION: Matt Lentsch moved to forward Petition #18-18 to the Common Council with a favorable recommendation. Chris Tordi seconded; motion carried with a vote of 7-0.

**SITE PLAN:
SP #18-C**

A request submitted by Cressy Land Investments, LLC, seeking final site plan approval of Vibra Hospital of Northwest Indiana at Mishawaka, IN.

Brian McMorrow, Abonmarche Consultants, 750 Lincolnway East, South Bend, IN, appeared on behalf of the applicants. He said this is the same 4.65 acre property from the plat earlier. He said the plan is to construct a two story, 56,000+ sqft building, clad in brick with two-tone grey brick and aluminum windows.

Mr. McMorrow said the developer is looking into an agreement for an acute care hospital with 40 beds and support services for stroke, amputation, etc, patients, and allow for a hospital stay longer than a typical surgical hospital. Mr. McMorrow said support services would be dialysis, physical therapy, indoor and outdoor dining, classrooms, etc.

Mr. McMorrow said they are providing parking for 150 vehicles. He said a variance was approved by the Board of Zoning Appeals earlier this evening to allow for fewer spaces than allowed by code and is consistent with the other three dozen facilities being operated by this company.

Mr. McMorrow said there will be two access points, Edison Lakes Parkway and Main Street. In between there is a roundabout and they are working out the details with the Engineering department. He said they will amend the plans to include a decel lane on Main Street which was a commitment by the seller.

Mr. McMorrow said they acknowledge receipt of all staff reports and department comments and ask for approval subject to providing all necessary revisions.

Mr. Tordi asked if the cutout that goes around the roundabout will have access. Mr. McMorrow said not, it will be a t-access.

Mr. Freeman asked if the decel lane will be a right-in/right-out. Mr. McMorrow said the design was worked out with the credit union went in. Ms. Jamrose said the left turn lane has been modified to address issues that Mr. Freeman raised. Mr. Prince said it is similarly difficult for all businesses on Main Street.

Staff Recommendation

*Provided revised plans are submitted addressing the Planning, Engineering, and Electric Department review comments, Staff recommends that the final site plan for the proposed two-story 56,568 sq. ft. Vibra Hospital of Northwest Indiana at Mishawaka, IN be **approved**. This recommendation is based upon the site plan meeting all the requirements of Section 137-35 regarding Final Site Plan Approval.*

MOTION: Matt Lentsch moved to approve Site Plan #18-C. Mr. McCampbell seconded; motion carried.

SP #18-D A request submitted by Beacon Health System seeking final site plan approval of Beacon Granger Hospital at NWC Beacon Parkway and Capital Avenue, Granger.

Phil Panzica, Panzica Building Corporation, 422 E. Monroe Street, South Bend, appeared on behalf of the applicants. Mr. Panzica said prior to entering into discussions on the site plan, he said during the PUD review earlier in the meeting, he expected staff would have provided or enumerated requests and wanted to rebut the PUD amendment. Mr. Prince suggested they meet after the meeting as the time to rebut had passed.

Mr. Panzica gave a brief overview of the request and said he had met with Planning and Engineering and they have 32,000 sqft hospital with an emergency department with some peculiarities to the site. He said you can enter from Capital Avenue or Beacon. Mr. Panzica said they have a situation with people going eastbound and if they miss the first entrance and if people want to go to the coffee shop then travelers would have to make a u-turn against southbound traffic for the right-in/right-out and need good signage.

Mr. Panzica said the site is over 16 cres and the building is aligned for future development to the west. Initial parking is about 100 spaces and that is more than is required. He said the storm drainage they wish to have is the corner open and they will have a wet bottom pond with stone sides.

Mr. Panzica said INDOT currently has excess property that was designed for decel right-in/right-out. He said Evergreen Road has been vacated by the City and right now need to figure out who owns it. Mr. Panzica said they have asked for fence removal and want to clean up along the roadway and improve landscaping as the property is going from rural to suburban area.

Mr. Panzica said the building will be brick and meet all City requirements. The campus is also slated for other medical facilities.

Mr. Panzica said one of the important things about this site and their signage. He said when they open they need to identify Emergency and are working to tastefully do that. He said people who are bringing in patients don't always think about the street and need clear signage.

Mr. Freeman asked if the hospital will provide 24/365 service. Mr. Panzica said yes, it will be a full-service hospital and operate under all required codes, be inspected regularly. He said they are working on some issues such as redundant water, and have back up power and generators.

Mr. Prince said as noted in the staff report, there is a significant amount of information that needs to be submitted. He knows the hospital is anxious to process, and any approve would be subject to meeting ordinances and submitting the required information.

Staff Recommendation

*Provided revised plans are submitted addressing all review comments, Staff recommends that the final site plan for the proposed one-story 30,700 sq. ft. hospital be **approved**. This recommendation is based upon the site plan meeting all the requirements of Section 137-35 regarding Final Site Plan Approval.*

MOTION: Kathleen White-Gadacz moved to approve Site Plan #18-D. Don McCampbell seconded; motion carried with a vote of 7-0.

ADJOURNMENT: 7:30 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner