

JULY 10, 2018

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, July 10, 2018, at 7:00 in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Matt Lentsch, Dale "Woody" Emmons, Don McCampbell, Murray Winn, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Chris Jamrose and Nick Troiola. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Derek Spier, Christa Hill, and Kari Myers.

Mr. Winn explained the Rules of Procedure.

The Minutes of the June 12, 2018, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PLAT #18-19

A request submitted by Capital Avenue Properties II, LLC, seeking approval of the two (2) lot Beacon Health Subdivision.

Mike Huber, Abonmarche Consultants, 750 Lincolnway East, South Bend, appeared on behalf of the Petitioners. He said Beacon Health was looking at a medical office building and they are creating two lots to do that.

Mr. Winn closed the Public Hearing on Plat #18-19.

Staff Recommendation

Planning Staff recommends approval of the Preliminary and Final Plat for the "Beacon Health Subdivision" 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: Matt Lentsch moved to approve Plat #18-19. Dale "Woody" Emmons seconded; motion carried with a vote of 7-0.

DESIGN REVIEW:

DR #18-03

A request submitted by Downtown Mishawaka FC, LLC, seeking a waiver from Design Review Ordinance Section 105-171 Signage Form and Section 105-174 Signage Size Limitations to install two (2) oversized roof signs at "The Mill @ Ironworks" project at 225 Ironworks Avenue.

Chris Gallagher, Eppstein Uhen Architects, Chicago, appeared on behalf of the applicant. He said the original design that was approved at Plan Commission was similar in height and this still meets the original intent.

Mr. Gallagher said the sign is industrial in style, 4' in height and 36' in length. The sign is individual open-face letters vs. the traditional letters with faces. He said they feel the signs area in keeping with the industrial style and décor, both from a modern look and they will match elements in the project.

Mr. Emmons asked if the signs would be illuminated. Mr. Gallagher said yes.

Mr. Emmons asked if the signs would be lit 24 hours a day. Mr. Gallagher said they would be illuminated all night.

Mr. Emmons asked how the signs would affect the apartments. Mr. Gallagher said the signs would be on the roof and will not affect the residents.

Mr. Tordi asked what the sign would say as what was shown on the overhead didn't match the request. Mr. Gallagher said the sign would read "The Mill".

Mr. Winn asked if both signs were the same size. Mr. Gallagher said yes; one on the north elevation and one on the south.

Mr. Winn closed the Public Hearing on Design Review #18-03.

Mr. Emmons asked Mr. Prince if there was another sign like this in Mishawaka. Mr. Prince said no, and there's no other building like this in Mishawaka. He said the sign would be about 50' from the ground and when you are on Front Street, you won't see the sign. Mr. Prince said the signs were meant to be viewed from quite a distance away and is meant to mimic how old industrial signs look. He said we think it's appropriate for the location and the image to be presented.

Staff Recommendation

The Plan Staff recommends approval of Design Review Waiver #18-03 for The Mill @ Ironworks to install a new roof sign at 4' tall by 36' wide.

MOTION: Chris Tordi moved to approve Design Review #18-03. Don McCampbell seconded; motion carried with a vote of 7-0.

SITE PLAN:

SP #18-E

A request submitted by Hospice Foundation seeking final Site Plan approval for 17,100 sqft "Ernestine M. Rachlin House" to be located at 501 Comfort Place.

Chris Chockley, Jones Petrie Rafinski, 325 S. Lafayette Blvd, South Bend, appeared on behalf of the applicant. He said this is the final building of the campus. It's 17,000 sqft, 12-bed in-care facility. Mr. Chockley said a facility in Roseland will move to this building and services will be consolidated.

Mr. Chockley said the building will be integral in completing the campus. He said they have a parking lot located north of Madison and they are looking at a larger parking facility and will be presenting that at some time in the future.

Mr. Emmons asked if they were still planning on building the single-family home. Mr. Chockley said yes, the lots are owned by Hospice and will be sold as stand alone lots. They are working with the builder to construct the first one and the second one will be started once the first is sold.

Mr. Emmons asked when they would build the first home. Mr. Chockley said it was started recently.

Mr. Lentsch said it's a great addition and Hospice should be commended for their work and redevelopment of the area.

Staff Recommendation

*Provided revised plans are submitted addressing the Planning and Engineering Department review comments, Staff recommends that the final site plan for the proposed one-story 17,100 sq. ft. healthcare building 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-E. Don McCampbell seconded; motion carried with a vote of 7-0.

NEW BUSINESS:

Mr. Prince said the City will have a public hearing next week regarding a partnership with INDOT to restripe Lincolnway to 3 lanes. It will improve safety and clean up the corridor and will affect parking in some areas.

ADJOURNMENT: 7:15 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner