

AUGUST 13, 2019

**PLAN COMMISSION
CITY OF MISHAWAKA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, August 13, 2019, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Chris Jamrose, Murray Winn, Dale "Woody" Emmons, Chris Niedbalski, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Matt Lentsch 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. Tordi explained the Rules of Procedure.

The Minutes of the July 9, 2019, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

DR #19-07

A request submitted by Richard C. Currey and James J. Olson requesting a waiver from the Mishawaka Design Review Ordinance Section 105-176 Signage Clutter at 122 South Mill Street.

Richard Currey, 122 S. Mill Street, said he owned the law office. He said a couple of years ago they took on another partner and have not updated the sign. He said the sign would have more characters than are allowed.

Mr. Tordi closed the Public Hearing on Design Review #19-07.

Staff Recommendation

The Plan Staff recommends Approval of Design Review Waiver 19-07, as presented, for the freestanding sign to have 60 characters on the façade sign 122 S Mill.

MOTION: Dale Freeman moved to approve Design Review #19-07. Dale "Woody" Emmons seconded; motion carried with a vote of 7-0.

SITE PLAN:

SP #19-04

A request submitted by Cressy Land Investments LLC, seeking approval of the 55,880 sqft, 4-story Towneplace Hotel located on the vacant parcel northeast of 4340 N. Main Street and south of Juday Creek. *The Petitioner has requested the item be continued to the September 10, 2019, meeting.*

The Commission unanimously approved the request to continue.

PRIVILEGE OF THE FLOOR:

Doris Collins, 15736 Fieldcrest Court, Granger. She said she's here because she has questions about the Menard's and the PUD Amendment coming up at Council. She said she's trying to understand more about what it has to do with zoning. She also had concerns and questions about traffic and design of intersection of SR23 and Main/Gumwood.

Ms. Jamrose answered questions regarding fiber optics and, road design (which was designed to State standards and approved by same).

Mr. Prince said the development was approved for a big box store and the only reason they filed the amendment was for outside storage. He said if they put a roof over the storage, we could approve it. The only discretionary approval is for the outside storage and the only element of the PUD they are looking to amend.

Ms. Collins said she understands the wellfield is capped and still is use and what is going to happen with that. Mr. Prince said it is still in operation and will remain so until Juday Creek is completed in a number of years. At that time the wells will be capped and land marketed for redevelopment.

ADJOURNMENT: 7:22 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner