

SEPTEMBER 10, 2019

**PLAN COMMISSION
CITY OF MISHAWAKA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, September 10, 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, Matt Lentsch, Nick Troiola, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Chris Niedbalski.

Mr. Lentsch explained the Rules of Procedure.

The Minutes of the August 13, 2019, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #19-10 A petition submitted by DF Properties LLP requesting to amend the Park Plus Planned Unit Development, **239 West University Drive**, to allow microblading as a permitted use.

Kelly Reynolds, 239 W. University Drive, Granger, said she was here to ask to perform microblading services at Blown Away Blow Dry Bar. She said they opened in February and would like to provide this service. Ms. Reynolds said they only wash, dry, and style hair. They also do manicures and pedicures.

Mr. Emmons asked if they have a licensed person on staff to do this. Ms. Reynolds said yes, but they cannot do until it's approved by everyone.

Mr. Lentsch asked what microblading was. Ms. Reynolds said it's semi-permanent tattooing of the eyebrow. It doesn't last forever; usually 2-5 years.

Mr. Emmons asked if they used ink. Ms. Reynolds said yes, semi-permanent ink.

Mr. Lentsch closed the Public Hearing on Petition #19-10.

Staff Recommendation

Staff recommends in favor of Petition #19-10 to amend the Park Plus PUD to allow microblading services. This recommendation is based on the following findings of fact:

- 1. Existing Conditions – The use will be located near other buildings with similar personal services/salon uses.*
- 2. Character of Buildings in Area - The character of the buildings located within this development and the surrounding area 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: Chris Tordi moved to forward Petition #19-10 to the Common Council with a favorable recommendation. Nick Troiola seconded; motion carried with a vote of 8-0.

PETITION #19-11 A request submitted by GLC-MAP McKinley Trust, LLC, requesting to rezone **410 West McKinley Avenue** from C-7 Automobile Oriented Restaurant Commercial District to C-4 Automobile Oriented Commercial District. *Petitioner has requested the item be continued to the October 8, 2019, meeting.*

Petitioner is requesting to continue the item to the September 10, 2019, public hearing. The Commission unanimously approved the request.

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. *Continued from the September 10, 2019 meeting. The Petitioner has requested the item be continued to the October 8, 2019, meeting.*

Petitioner is requesting to continue the item to the September 10, 2019, public hearing. The Commission unanimously approved the request.

SP #19-05

A request submitted by Wall Mishawaka Real Estate Investments, LLC, seeking approval of the 35,000 sqft indoor recreational facility at 3909 North Main Street.

Andrew Cunningham, JPR, 325 S. Lafayette Blvd, South Bend, appeared on behalf of Urban Air Adventure Park proposed location of the former USA Skate Center. He said it will be an indoor recreational facility and the surrounding land uses are commercial.

Mr. Cunningham said the existing building and surrounding asphalt will be removed. The building will be 35,000 sqft with 126 parking spaces which will be landscaped and lit. He also said stormwater will be collected on site with dry wells and a catch basin. Water and sanitary services will be tied into Main Street.

Mr. Cunningham said the project was granted several variances for parking, rear yard setback, and landscaping at this evening's Board of Zoning Appeals meeting.

Mr. Emmons asked what the hours of operation would be. Mr. Cunningham said he wasn't sure, believes it would be normal business hours and perhaps into the evening.

Mr. Emmons asked if the owner was present. Mr. Cunningham said no.

Peter from DJ Construction, Goshen, said he understands it will operate 7 days a week with the big days being weekend and holidays. He said they'll open sometime in the morning and close around 9-10 in the evening. He said they have had some discussion with the hotel behind them to be good neighbors.

Mr. Emmons asked if they had had any conversations with neighbors. Mr. Cunningham said Ritters would like a crosswalk between the properties. He also said they met with Hyatt Place and Ritters and they had no concerns.

Mr. Emmons asked what kind of go karts would they have. Mr. Cunningham said electric.

Mr. Prince said he looked up hours of a site in IL and their latest hours are 10:00 p.m.

Staff Recommendation

*Staff recommends that the request for final site plan for Urban Air - a 35,000 sq. ft. indoor recreational facility - be **approved**. A revised plan set addressing all departmental review comments has been provided, but not reviewed for completeness. A final revised plan set shall be provided prior to recordation of the plans or issuance of any permits. This recommendation is based on the fact that the site plan meets all the requirements of Section 137-35 Final Site Plan approval.*

MOTION: Kathleen White-Gadacz moved to approve Site Plan #19-05. Nick Troiola seconded; motion carried with a vote of 8-0.

PRIVILEGE OF THE FLOOR:

Doris Collins, 15736 Fieldcrest Court, Granger, Corinne Weaver, 16280 Brick Road, Granger, and Debbi Pieri, Granger, spoke out against any future Menard's development.

ADJOURNMENT: 7:45 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner