

**APRIL 13, 2021**

**PLAN COMMISSION  
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, April 13, 2021, 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, Matt Lentsch, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: 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.

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Mr. Lentsch explained the Rules of Procedure.

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The Minutes of the March 9, 2021, meeting, were approved as presented.

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Conflict of Interest was not declared.

**PETITION #21-03** A petition submitted by Morgan E. Mick requesting to rezone **1803 Lincolnway West** from C-1 General Commercial District to R-1 Single Family Residential District.

Andrew Mick and Morgan Mick, 515 Edgewater Drive, Mishawaka, said they would like to build a home on the property and it needs to be rezoned in order to do so.

Mr. Lentsch closed the Public Hearing on Petition #21-03.

**Staff Recommendation**

*The Planning Department recommends **approval** of Petition #21-03 to rezone 1803 Lincolnway West from C-1 General Commercial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:*

- 1. The neighborhood surrounding the property is primarily residential in nature, and rezoning the property to R-1 would be compatible to the area;*
- 2. 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 a single-family use;*
- 3. Because the parcel is located in an area of residential uses, 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 its current zoning, rezoning this property 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,*
- 5. The City's Comprehensive Plan calls for low density residential and its rezoning to residential would be compatible and consistent with the historic residential uses in the area.*

**MOTION:** Murray Winn moved to forward Petition #21-03 to the Common Council with a favorable recommendation. Kathleen White-Gadacz seconded; motion carried with a vote of 8-0.

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**SITE PLAN:**  
**SP #21-02**

A request for final site plan approval submitted by Mishawaka Property LLC seeking approval of the 10,857 sqft expansion to the Medical Behavioral Hospital of Mishawaka (Rivercrest Specialty Hospital) located at **1625 East Jefferson Boulevard**.

Mike Huber, Abonmarche Consultants, 315 W. Jefferson Blvd., South Bend, appeared on behalf of the applicant. He said they are proposing a 10,000 sqft addition with 16 additional beds and social rooms facing the river. Mr. Huber said there are some minor changes to parking, creating a new retention basin on the property. They are not requesting any variances.

Mr. Huber said after submitting the original site plan, there were two issues from Fire. The current building didn't have access to the side that faces the river. On the north, there will be a new 12' sidewalk to provide Fire access. He said in meeting with the Fire Department, they agreed that would provide sufficient access.

Mr. Huber said this development is fed from a single water main from Jefferson and there are two hydrants. He said Fire and Water had concerns about water pressure if needed to fight a fire. Mr. Huber said there is a hydrant to the west that services Highland Village that they can create a loop. He said working with Engineering and Highland Village they found an easement to run the line and he will revise the plan accordingly.

Mr. Huber said other than that, they are working with Planning and Engineering to address other minor concerns. He said the client wants to have improvements completed by the end of the year. Comments will be returned by the end of the week in order to get moving with permits.

**Staff Recommendation**

*Staff recommends that the request by Mishawaka Property LLC for a 10,857 sq. ft. expansion to the Medical Behavioral Hospital of Mishawaka (Rivercrest Specialty Hospital) – be **approved**. A revised plan set addressing all departmental review comments shall be provided prior to recordation of the plans and issuance of any improvement location permit. 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 #21-02. Chris Tordi seconded; motion carried with a vote of 8-0.

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**ADJOURNMENT:** 7:11 p.m.

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Kenneth B. Prince, City Planner

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Kari Myers, Administrative Planner