

MAY 10, 2022

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, May 10, 2022, 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, Sam Cressy, Nick Troiola, Chris Tordi, and Kathleen White-Gadacz. Absent: Chris Niedbalski and Dale Freeman. In addition to members of the public, the following were also in attendance: David Bent, Derek Spier, Ken Prince, Christa Hill, Shad Annis, and Kari Myers.

Mr. Tordi explained the Rules of Procedure.

The Minutes of the April 12, 2022, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #22-03 A petition submitted by Evan Forslund requesting to rezone **1816 West Sixth Street** from I-1 Light Industrial District to R-1 Single Family Residential District.

No one appeared to present the request. The Commission unanimously approved the item be continued to the June 14, 2022, meeting.

REPLAT #22-03 A petition submitted by Mishawaka Property Investments II, LLC, seeking approval of the two (2) lot Mishawaka & Sarah Minor Subdivision.

Mike Danch, Danch, Harner & Associates, 1643 Commerce Drive, South Bend, appeared on behalf of the applicant. Mr. Danch said this process will create two individual lots. The west lot will be the new Inova Credit Union. The other lot closer to Sarah Street will be for a smaller development.

Mr. Danch said the City has requested an additional 10' of right-of-way for the future when Mishawaka Avenue may get a dedicated right turn lane. Not sure when that will happen.

Mr. Danch said they are asking to take all the lots and created two individual lots, 1 and 2, and everything will be connected to water and sewer. There will also be a drainage easement as each of these sites need drainage and will be allowed to have run off into Sarah Street storm sewer.

Mr. Danch said Engineering had asked if there will be access between the two lots and he said they will stand alone and will not happen at this time.

Mr. Tordi closed the Public Hearing on Replat #22-03.

Staff Recommendation

The Planning Department recommends **approval** of the Preliminary and Final Replat for the "Mishawaka & Sarah Minor Subdivision". An executed plat must be submitted prior to being recorded. This recommendation is based upon the fact that the replat meets all of the requirements of Section 133-107 (Preliminary Replat) and Section 133-110 (Final Replat) of the City of Mishawaka Subdivision Control Ordinance.

MOTION: Murray Winn moved to approve Replat #22-03. Dale "Woody" Emmons seconded; motion carried with a vote of 7-0.

DESIGN REVIEW:

DR #22-08

A request submitted by Mishawaka Property Investments II, LLC, seeking approval of a Design Review Waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural Materials at **102, 130, 112, 118, 128 East Mishawaka Avenue.**

Mike Danch, Danch, Harner & Associates, 1643 Commerce Drive, South Bend, appeared on behalf of the applicant. Mr. Danch said the design has been created by an architect and this location will match the new location near Costco. He said this allows some diversity for some materials on the façade that aren't specifically listed in the guidelines. He said this is in keeping with what is being done elsewhere.

Mr. Tordi closed the Public Hearing on Design Review #22-08.

Staff Recommendation

Staff recommends approval of Design Review Waiver 22-08 to allow metal panels, fiber cement board and architectural panels as an appropriate exterior architectural material. The different types of materials provide visual variety, so it is not a solid building. The building will meet the Design Review colors. The Plan Commission has approved waiver requests for architectural materials on other commercial/retail buildings to allow for design flexibility and to encourage a diverse rather than uniform appearance.

MOTION: Kathleen White-Gadacz moved to approve Design Review #22-08. Sam Cressy seconded; motion carried with a vote of 7-0.

DR #22-09

A request submitted by SCM 10X Mishawaka I, LLC, seeking approval of a Design Review Waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural Materials at **5126 North Main Street.**

No one appeared to present the request. The Commission unanimously approved the item be continued to the June 14, 2022, meeting.

ADJOURNMENT: 7:12 p.m.

Derek Spier, City Planner

Kari Myers, Administrative Planner