

FEBRUARY 9, 2010

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, February 9, 2010, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Matt Lentsch, Ross Deal, Ross Portolese, Murray Winn, Carol Sergeant, Edward Salyer, and Rosemary Klaer. Absent: Don McCampbell. In addition to members of the public, the following were also in attendance: John Gourley, Ken Prince, Greg Shearon, Peg Strantz, and Kari Myers.

**PUBLIC HEARING:
DESIGN REVIEW:
DR #10-01**

A request submitted by Jimi Enterprises/Jimi Partnership requesting a Design Review Waiver from Sec 105-77 Architectural Color and Texture for **3820 Grape Road**, to utilize prototypical Honda Company building colors.

Staff Recommendation

The City typically stays clear of approving buildings that are white in nature, due to that fact that they stand out more than surrounding buildings and potential for glare from the sun. The specific color selection in the Design Review Ordinance was created to create a sense of unity amongst the various commercial buildings. With this as a concern, the Planning staff approached and met the petitioner to discuss potential options. The petitioner indicated that Honda Corporation is very specific in the style of buildings they construct and want to keep consistency throughout all their buildings and that a potential variance from Honda's architectural standards could be a deal breaker for this proposed project.

The City has seen several of these types of requests involving car dealerships and the corporate architectural standards that are placed on their building. Although the staff many times has concerns about and disagree with some of these corporation standards, we also realize the limitations that it puts on the local dealer and have in the past recommended approval provided other ordinance standards such as landscaping along the frontage is adhered to.

MOTION: Matt Lentsch moved to approve DR #10-01. Rosemary Klaer seconded; motion passed with a vote of 8-0.

**SITE PLANS:
SP #10-A**

A request submitted by Taco Bell of America, Inc. for final site plan approval of a new 2,855 SF restaurant (demolition of existing and new construction) located at **536 W. McKinley Avenue**.

Staff Recommendation

Provided a revised site plan is submitted addressing the outstanding items, the Planning Department recommends approval of Site Plan 10-A for a new Taco Bell restaurant because it meets the requirements of Sec. 137-35 Final Site Plan Approval regarding Final Site Plan Approval.

MOTION: Rosemary Klaer moved to approve SP #10-A. Edward Salyer seconded; motion passed with a vote of 8-0.

SP #10-B

A request submitted by Jimi Enterprises/Jimi Partnership for final site plan approval of a new 34,459 SF two-story Basney Honda building (demolition of existing and new construction) located at **3820 Grape Road**.

Staff Recommendation

Provided that the variances are granted and a revised site plan is submitted addressing the outstanding items, the Planning Department recommends approval of Site Plan 10-B for a new Honda dealership facility because it meets the requirements of Sec. 137-35 Final Site Plan Approval regarding Final Site Plan Approval.

MOTION: Ross Portolese moved to approve SP #10-B. Rosemary Klaer seconded; motion passed with a vote of 8-0.

ADJOURNMENT: 7:22 p.m.