

**PLAN COMMISSION  
CITY OF MISHAWAKA, INDIANA  
AGENDA**

**TUESDAY, 7:00 P.M.**

**COUNCIL CHAMBERS, CITY HALL  
600 EAST THIRD STREET  
MISHAWAKA, INDIANA**

**JULY 10, 2012**

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- JUNE 12, 2012, MEETING MINUTES (*AVAILABLE AUGUST 14, 2012*)
- CONFLICT OF INTEREST DECLARATION

**PUBLIC HEARING:**

**PETITION #12-14** A petition submitted by the City of Mishawaka Redevelopment Commission requesting to vacate the east/west alley north of Madison Street between N. Cedar Street and N. Pine Street.

*VOTE*

**PLAT #12-15** A petition submitted by the City of Mishawaka requesting approval of the one (1) lot Mishawaka Fire Station No. 4 Minor Subdivision.

*VOTE*

**PETITION #12-16** A petition submitted by the City of Mishawaka Redevelopment Commission requesting to rezone Fish Ladder Lane and a portion of Central Park from S-1 Extensive Open Space and Public Use District to C-3 City Center Commercial District.

*VOTE*

**PLAT #12-17** A petition submitted by John Joseph Coussens requesting approval of the one (1) lot Jireh Dining Douglas Road Subdivision.

*VOTE*

**PLAT #12-18** A petition submitted by Cressy Land Investments, LLC, requesting approval of the one (1) lot Davita Trinity Place Minor Subdivision.

*VOTE*

**REPLAT #12-19** A petition submitted by The Hospice Foundation requesting approval of the three (3) lot, six (6) outlot Center for Hospice Subdivision.

*VOTE*

**DESIGN REVIEW:**

**DR #12-05** A request submitted by St. Joseph Bank and Trust Company (Key Bank), **401 Lincolnway West** requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-170 Exterior Signage Colors and Section 105-174 Signage Size Limitations.

*VOTE*

**DR #12-06**

A request submitted by Rocco Zappia, on behalf of Yorktowne Management LLC, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-174 Signage Size Limitations and Section 105-176 Signage Clutter for **102 Lincolnway East** to allow two (2) 3' X 4' vinyl signs to display food specials and thirty-one (31) 10" X 19" "Roc's" signs on building façade.

VOTE

**DR #12-07**

A request submitted by Jayson Smith on behalf of Joe Grabill requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-169 Exterior Signage Materials, Section 105-170 Exterior Signage Colors, Section 105-171 Signage Form, Section 105-172 Window Signage, Section 105-173 Projecting Signage Clearance, Section 105-174 Signage Size Limitations, Section 105-175 Signage Quantity, Section 105-176 Signage Clutter, Section 105-177 Signage Lighting, and Section 105-178 Signage Style Considerations for **100 North Center Street (Sky Lounge)** to allow banners and uplighting on smokestack. *Request continuance to August 14, 2012 meeting.*

VOTE

**DR #12-08**

A request submitted by Parwinder Kaur requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-170 Exterior Signage Colors and Section 105-171 Signage Form to permit a digital display for gas prices and the use the the color red at **302 South Main Street**.

VOTE

**DR #12-09**

A request submitted by Mei Han on behalf of Cole Real Estate requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-170 Exterior Signage Colors and Section 105-174 Signage Size Limitations at **206 North Main Street**.

VOTE

**SITE PLAN:**

**SP #12-G**

A request submitted by Cressy Land Investments, LLC for final site plan approval of a 91,073 sqft Trinity Place Dialysis Center to be located on Trinity Place.

VOTE

**SP #12-H**

A request submitted by Jireh Dining, LLC for final site plan approval of a 11,088 sqft Golden Corral Restaurant to be located at the southeast corner of Main Street and Douglas Road.

VOTE

**OLD BUSINESS  
NEW BUSINESS  
PRIVILEGE OF THE FLOOR  
ADJOURNMENT**