

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

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

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

**OCTOBER 11, 2016**

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- SEPTEMBER 13, 2016, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

**PUBLIC HEARING:**

**PETITION #16-27** A petition submitted by H & G Real Estate, LLC, requesting to amend the Ridgemont Crossing Planned Unit Development to allow multi-family residential uses. *Continued from the September 13, 2016, meeting. Petitioner requests continuance to November, 2016, meeting.*

VOTE

**PETITION #16-28** A petition submitted by H & G Real Estate, LLC, requesting to vacate all platted and dedicated streets within a portion of the Ridgemont Crossing Section Two Final Planned Unit Development. *Continued from the September 13, 2016, meeting. Petitioner requests continuance to November, 2016, meeting.*

VOTE

**PETITION #16-30** An petition submitted by Michael Thompson and Janice Johnson requesting to rezone a portion of **1445 East McKinley Avenue** from C-1 General Commercial District to C-4 Automobile Oriented Commercial District and **2123 Lynn Street** from R-1 Single Family Residential to C-4 Automobile Oriented Commercial District.

VOTE

**PETITION #16-31** A petition submitted by Gary G. and Karen McGrew Gholson requesting to rezone **2522 West Sixth Street** from I-1 Light Industrial District to R-1 Single Family Residential District.

VOTE

**DESIGN REVIEW:**

**DR #16-08** A request submitted by Mishawaka Columbus Club Home Corp. requesting a waiver from the Mishawaka Design Review Ordinance, Signage Requirements, Section 105-170 Exterior Signage Colors, Section 105-175 Signage Quantity, and Section 105-180 Temporary

Wall Mounted Banners, for **114 West First Street**. *Continued from the September 13, 2016, meeting.*

VOTE

**DR #16-12**

A request submitted by Mishawaka Penn Public Library requesting a waiver from the Mishawaka City Design Review Ordinance Sections 105-170 Exterior Signage Colors, 105-171 Signage Form, 105-175 Signage Quantity, and 105-176 Signage Clutter, for two (2) electronic message signs at **209 Lincolnway East**.

VOTE

**DR #16-13**

A request submitted by Centier Bank requesting a waiver from the Mishawaka Design Review Ordinance Section 105-77 Architectural Color/Texture to permit a blue roof in lieu of the encouraged natural color at their new location in Heritage Square (near northeast corner of SR 23 and Gumwood Road), Granger. *Petitioner withdrew request.*

**SITE PLAN:**

**SP #16-H**

A request submitted by Centier Bank seeking approval of a 1,220 sqft bank to be located on Gumwood Road north of CVS Pharmacy in Heritage Square Shopping Center.

VOTE

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