

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

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

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

**MAY 12, 2020**

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- MARCH 10, 2020, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

**PUBLIC HEARING:**

**PLAT #20-02**

A petition submitted by Dragoon Properties LLC seeking approval of the seventy-nine (79) lot "Ridgemont Crossing, Section 4" Subdivision. *Petitioner is requesting the item be continued to the June 9, 2020, meeting.*

*VOTE*

**REPLAT #20-04**

A request submitted by Rousseve Properties seeking approval of the two (2) lot Southbridge Subdivision located at **305 and 309 Bittersweet Road.**

*VOTE*

**REPLAT #20-05**

A request submitted by Konnie A. Sampson seeking approval of the one (1) lot Highland Village P.U.D. 11<sup>th</sup> Replat at **1127 Highland Village Drive.**

*VOTE*

**PETITION #20-05**

A petition submitted by Mark and Debra Kamm to rezone **1215 East Jefferson Boulevard and 1225 East Jefferson Boulevard** from C-1 General Commercial District, C-5 Neighborhood Commercial District, and I-2 Heavy Industrial District to R-3 Multi-Family Residential District.

*VOTE*

**PETITION #20-06**

A petition submitted by Elm Street Capital, LLC, and HD Development of Maryland, Inc. seeking approval to amend the University Town Center – Home Depot Planned Unit Development to allow quick service oil change as a use and for a reduction in the number of parking spaces, setbacks, and landscaping.

*VOTE*

**PETITION #20-08**

A petition submitted by RH Line, LLC, seeking to annex and zone **52921, 52861, 52885, and 52841 Fir Road, Granger** to C-1 General Commercial District.

*VOTE*

**PETITION #20-09** A petition submitted by The M Group LLC-S Series 407 W. 4<sup>th</sup> Street seeking to rezone **407 West Fourth Street** from I-1 Light Industrial District to C-3 City Center Commercial District.

VOTE

**SITE PLAN:**

**SP #20-04**

A request for final site plan submitted by KLT Properties, LLC, seeking approval of the 2,151 sqft Bremen Highway Taco Bell to be located at the southwest corner of Bremen Highway and Meijer Drive.

VOTE

**SP #20-05**

A request for final site plan submitted by Bethel College Inc. seeking approval for the new 24,431 sqft athletic training center and garage/storage building to be located at the **southeast corner of West Lowell Avenue and Clay Street.**

VOTE

**SP #20-06**

A request for final site plan submitted by Murphy Rice, LLP seeking approval of the 5,620 sqft office building to be located at the **southwest corner of Spring and First Street.**

VOTE

**OLD BUSINESS**

**SP #19-08**

A request submitted by Marc Campbell seeking approval of a six (6) building Mini Storage facility at **217 S. Elder Road.** *Item continued from the March 10, 2020, meeting. Petitioner is requesting item be continued to June 9, 2020, meeting.*

VOTE

**NEW BUSINESS**

**PRIVILEGE OF THE FLOOR**

**ADJOURNMENT**