

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

**For Audio dial the number below and enter the access code:**

+1-408-418-9388 United States Toll  
Access code: 173 823 5508

**To connect on-line video**

<http://1738235508@mishawaka.webex.com>

Meeting Number: 173 823 5508

Meeting Password: qmJnWC5RW36

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

**SEPTEMBER 14, 2021**

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

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- AUGUST 10, 2021, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

**PUBLIC HEARING:**

**PETITION #21-13** A petition submitted by MFD II, LLC (Miller Family Development, LLC) requesting to amend the Whispering Pines Planned Unit Development to remove the restriction as a senior-only complex to become market-rate, non-age restricted.

*VOTE*

**PETITION #21-14** A petition submitted by GLC-MAP McKinley Trust requesting to rezone **422 West McKinley Avenue** from C-4 Automobile Oriented Commercial District to C-1 General Commercial District.

*VOTE*

**PETITION #21-15** A petition submitted by Stephen J. and Joellen Miller requesting to rezone **821 West Jefferson Boulevard** from R-1 Single Family Residential District and C-1 General Commercial District to C-6 Linear Office Commercial District.

*VOTE*

**PLAT #21-09** A request submitted by Bittersweet Plaza, LLC, seeking approval of the four (4) lot "Bittersweet Plaza Minor Subdivision".

*VOTE*

**REPLAT #21-01**

A request submitted by Donna Groves seeking approval of the one (1) lot "Seeberger's Broadway Addition Groves' Replat" at **610 West Marion Street**.

*VOTE*

**DESIGN REVIEW:  
DR #21-02**

A request submitted by TB Bremen LLC requesting a waiver from the Mishawaka Design Review Ordinance Section 105-169 Exterior Signage Materials to allow aluminum skirting on monument sign base at Taco Bell, **3615 Bremen Highway**.

*VOTE*

**SITE PLAN:  
SP #21-04**

A request for final site plan approval for a 2,088 sqft Valvoline oil change facility at **5603 Grape Road**.

*VOTE*

**OLD BUSINESS  
NEW BUSINESS**  
Election of Officers

**PRIVILEGE OF THE FLOOR  
ADJOURNMENT**