

**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: 2338 962 3958

To connect on-line video

<http://23389623958@mishawaka.webex.com>

Meeting Number: 2338 962 3958

Meeting Password: 77MZn2JBW4V

TUESDAY, 7:00 P.M.

FEBRUARY 8, 2022

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

- MEETING CALLED TO ORDER
- ROLL CALL
- EXPLANATION OF THE RULES OF PROCEDURE
- JANUARY 11, 2022, MEETING MINUTES
- CONFLICT OF INTEREST DECLARATION

PUBLIC HEARING:

RESOLUTION #22-01

VOTE

A resolution amending the City Municipal Riverfront District.

PETITION #22-01

VOTE

A petition submitted by Rebecca Parker as Trustee for Rose Glen & Mavis H., Raymond Jeziorski, and Matthew Bender requesting to rezone **107 Wayne Street, 119 Wayne Street, and 123 Wayne Street** from R-1 Single Family Residential District to C-4 Automobile Oriented Commercial District.

PETITION #22-02

VOTE

A petition submitted by DEV 4506 Lincolnway East, LLC, Rebecca Parker as Trustee for Rose Glen R. and Mavis H., Raymond Jeziorski, Matthew Bender, Tiffany J. Gilbert, and Rousseve Properties, LLC, seeking vacation of Wayne Street and unimproved Pennsylvania Avenue right-of-way for planned adjacent car wash development (Drive N' Shine).

PLAT #22-01

VOTE

A request submitted by Barak Group, LLC, requesting approval of the two (2) lot "The Gate at Reverewood" Subdivision.

PLAT #22-02

VOTE

A request submitted by Moser Development Co., LLC, requesting approval of the forty-eight (48) lot "Autumn Ridge, Phase 3 Section 2" subdivision.

PLAT #22-03

A request submitted by Moe An, LLC, requesting approval of the thirty-nine (39) lot "Autumn Ridge, Phase 4" subdivision.

VOTE

DESIGN REVIEW:

DR #22-01

A request submitted by LA Jester Realty, LLC requesting a waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural Materials and Section 105-77 Architectural Color/Texture for new Smoothie King at **2405 Grape Road**.

VOTE

DR #22-02

A request submitted by ComptonAddy requesting a waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural Materials and Section 105-77 Architectural Color/Texture for a new gun range/retail store at **6424 Grape Road**.

VOTE

SITE PLAN:

SP #22-01

A request for final site plan submitted by Development Management Group, LLC, for a 14,933 sqft building with retail gun sales, indoor shooting range, and instruction classrooms at **6424 Grape Road**.

VOTE

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