

**JANUARY 11, 2011**

**PLAN COMMISSION  
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, January 11, 2011, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Ross Deal, Murray Winn, Don McCampbell, Edward Salyer, and Rosemary Klaer. Absent: Matt Lentsch, Ross Portolese, and Carol Sergeant. In addition to members of the public, the following were also in attendance: Ken Prince, Greg Shearon, Peg Strantz, and Kari Myers.

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Murray Winn turned the meeting over to Ken Prince, City Planner, for the election of officers.

**ELECTION OF OFFICERS:**

**MOTION:** Don McCampbell moved to nominate Murray Winn as President. Rosemary Klaer seconded; motion carried with a vote of 5-0.

**MOTION:** Don McCampbell moved to nominate Ross Deal as Vice-President. Rosemary Klaer seconded; motion carried with a vote of 5-0.

**MOTION:** Don McCampbell moved to reappoint the Planning Staff for 2011. Ross Deal seconded; motion carried with a vote of 6-0.

**MOTION:** Gary West moved to adopt the 2011 Rules of Procedure. Don McCampbell seconded; motion carried with a vote of 6-0.

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Murray Winn explained the Rules of Procedure.

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The Minutes of the December 14, 2010, meeting, were approved as distributed.

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Conflict of Interest was not declared.

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**PUBLIC HEARING:**

**REPLAT #11-01** A request submitted by Garatoni Holdings, Limited Partnership V, seeking approval of the Second Replat of Healthquest – Grape Road Minor Subdivision.

Mr. Winn read a letter from the Petitioner requesting this item be continued to the February 8, 2011 meeting. The request was passed with a unanimous vote.

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**PLAT #11-02** A request submitted by Jennifer Van Haver, Richard L. and Dorothy L. Conner, and Thomas R. and Nancy R. Berry seeking approval of the three (3) lot Connor's Eighteenth Street Minor Subdivision.

Ed Fisher, Fisher Land Surveying Services, Inc., 303 E. Third Street, Mishawaka, appeared on behalf of the Petitioners. He said the property owner of proposed Lot #2 sold 30' of property to the neighbors on either side of them. The only change is the addition of a 15' easement along Eighteenth Street.

Mr. Winn closed the Public Hearing on Plat #11-02.

### **Staff Recommendation**

*The Planning Department recommends approval of the Preliminary Plat and Final Plat of the Conner's Eighteenth Street Minor subdivision (Plat #11-02) because it meets the requirements identified within the City of Mishawaka Zoning Subdivision Control Ordinances.*

**MOTION:** Rosemary Klaer moved to approve Plat #11-02. Edward Salyer seconded; motion carried with a vote of 6-0.

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### **DESIGN REVIEW:**

#### **DR #11-01**

A request submitted by University Commons Medical Plaza LLC requesting a Waiver for University Commons Medical Plaza (**University Commons Shopping Center**), **6300 Block of SR 23, South Bend**, from the Mishawaka City Design Review Ordinance 105-76 Architectural Materials to allow the use of architectural metal panels for portions of the front façade.

Mike Danch, Danch, Harner & Associates, 1643 Commerce Dr., South Bend, appeared on behalf of the Petitioners.

Mr. Danch said the University Commons Shopping Center is being renovated into a medical plaza. The front of the building will have a mix of building materials including masonry, glass, and the proposed architectural metal panels. Mr. Danch indicated that just over 1/3 of the building façade will consist of the metal panel which is in excess than permitted by the Design Review Ordinance. He also said the renovations are in excess of \$6 million.

Mr. Winn closed the Public Hearing on Design Review #11-01.

Rosemary Klaer said the Board of Zoning Appeals approved various Developmental Variances for this project earlier this evening.

### **Staff Recommendation**

*The staff recommends in favor of a Design Waiver to utilize metal panels as shown on the attached elevation. The metal panels are used in a manner that complements the architectural design of the building. The metal panels that will be utilized are of high durability and design especially for commercial architectural applications.*

**MOTION:** Don McCampbell moved to approve Design Review #11-01. Rosemary Klaer seconded; motion carried with a vote of 6-0.

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#### **DR #11-02**

A request submitted by John Walker, **124 Lincolnway East**, requesting a waiver from the Mishawaka City Design Review Ordinance 105-176 Signage Clutter.

John Walker, owner of Cost Friendly Computers, 124 Lincolnway East presented his request. He said he is requesting that his sign contain more letters than is permitted by the Design Review Ordinance.

Gary West asked if the sign would be attached to the building. Mr. Walker said yes, it would be aluminum panels with no lighting.

Mr. Winn closed the Public Hearing on Design Review #11-02.

**Staff Recommendation**

*The Plan Staff recommends approval of Design Review Waiver 11-2 for 124 Lincolnway East for a façade sign with 55 characters to advertise Cost Friendly Computers.*

**MOTION:** Edward Salyer moved to approve Design Review #11-02. Don McCampbell seconded; motion carried with a vote of 6-0.

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**ADJOURNMENT:** 7:15 p.m.

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Kenneth B. Prince, City Planner

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Kari Myers, Administrative Planner