

MAY 10, 2011

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, May 10, 2011, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Matt Lentsch, Ross Deal, Ross Portolese, Murray Winn, Don McCampbell, and Edward Salyer. Absent: Carol Sergeant and Rosemary Klaer. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Greg Shearon, Peg Strantz, and Kari Myers.

Murray Winn explained the Rules of Procedure.

The Minutes of the April 12, 2011, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #11-08 A petition submitted by Jerry Van De Wielle, Executor of the Estate of Martha Van De Wielle to rezone **505 South Logan Street**, from C-1 General Commercial District to R-1 Single Family Residential District.

Jerry Van De Wielle, 5139 Ford Street, South Bend, presented the Petition. He said he is seeking to rezone his mother's house to single family residential.

Ross Deal asked why he was requesting to rezone the property. Mr. Van De Wielle said he is selling the home.

Mr. Winn closed the Public Hearing on Petition #11-08.

Staff Recommendations

*The Planning Department recommends **approval** of Petition 11-08 to rezone 505 South Logan Street from C-1 General Commercial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:*

- 1. There are C-1 General Commercial zonings to the north, west, and to the south, but the neighborhood surrounding the property and to the south of the property used as single family dwellings;*
- 2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as a commercial project, staff feels that the most desirable use for this property is its historical single-family use;*
- 3. Because the parcel is located in an area of residential properties, the rezoning to R-1 Single-Family Residential is a desirable use for this property;*

4. *As opposed to the range of potential commercial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,*
5. *The City's Comprehensive Plan calls for low density residential so the rezoning is consistent with the historic residential uses in the area.*

MOTION: Matt Lentsch moved to forward Petition #11-08 to the Common Council with a favorable recommendation. Ross Deal seconded; motion carried with a vote of 7-0.

DESIGN REVIEW:

DR #11-03

A request submitted by NNN Properties LLC, **303 South Main Street**, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-175 Signage Quantity and Section 105-176 Signage Clutter.

Todd Layman, SignTech Sign Services, Goshen, appeared on behalf of the property owner. Mr. Layman said the building owner's main concern was with the number of tenants and how they could identify all of the tenants. He said the Pharmacy doesn't want to change their sign, so it will remain. Also, the main building identification, which is currently individual letters, will be replaced with a panel instead. Mr. Layman said all panels would be stainless and the graphics could be changed easily if needed.

Mr. Lentsch asked if what is being shown is the final plan. Mr. Layman said yes.

Mr. Lentsch asked if all the tenants were in agreement to this. Mr. Layman said yes and it gives the building owners the appropriate flexibility to change the sign as tenants change.

Mr. Winn closed the Public Hearing on Design Review 11-03.

Staff Recommendation

The Plan Staff recommends approval of Design Review Waiver 11-3 to permit the placement of non-illuminated directory signs on the north, south and east building facades of the Mishawaka Medical Arts Building at 303 So. Main Street located on the southwest corner of So. Main and West Fourth Streets.

MOTION: Don McCampbell moved to approve Design Review #11-03. Edward Salyer seconded; motion carried with a vote of 7-0.

ADJOURNMENT: 7:08 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner