

FEBRUARY 11, 2014
PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA

A regular meeting of the Mishawaka Plan Commission was held Tuesday, February 11, 2014, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Ross Portolese, Murray Winn, Nick Troiola, and Rosemary Klaer. Absent: Matt Lentsch, Dale "Woody" Emmons, Don McCampbell, and Edward Salyer. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Greg Shearon, Peg Strantz, and Kari Myers.

Mr. Winn explained the Rules of Procedure.

The Minutes of the January 14, 2014, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PLAT #14-02

A request submitted by Target Leasing Corp. seeking approval of the one (1) lot Heritage Woods Minor Subdivision.

Mike Danch, Danch, Harner & Associates, 1643 Commerce Drive, South Bend, appeared on behalf of the Petitioner. He said this parcel is on the north side of Fulmer Road, east of Meijer and is for the Primrose Retirement Community. He said they have worked with the Water Department and created a water line easement that will serve this property and also the property to the north so that water lines can be extended if need be.

Mr. West asked who the property owner was. Mr. Danch said Target Leasing; Bob Urbanski and Art Moser.

Mr. Winn closed the Public Hearing on Plat #14-02.

Staff Recommendation

The Planning Department recommends approval of the Preliminary and Final Plat for the (1) Heritage Woods Subdivision because the plat meets the requirements identified within the City of Mishawaka Zoning Subdivision Control Ordinances.

MOTION: Nick Troiola moved to approve Plat #14-02. Gary West seconded; motion carried with a vote of 5-0.

DESIGN REVIEW:

DR #14-01

A request submitted by Liberty Mutual Insurance, **100 Lincolnway West**, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-174 Signage Size Limitations for character/symbol height in excess of 18".

Doug Merritt, Professional Permits, 115 S. Main Street, Suite 203, Mishawaka, appeared on behalf of the applicant. He said Liberty Mutual is seeking to rebrand their signage and the intent is to bring the site into compliance with Liberty Mutual's identity portfolio. Mr. Merritt said you would expect to find this type of signage at their senior offices nationwide.

Mr. Merritt said their requested signage is in excess of the downtown design standards, but given their substantial footprint in downtown Mishawaka, its size is suitable for that type of environment.

Mr. Winn closed the Public Hearing on Design Review #14-01.

Staff Recommendation

Staff feels that due to the expansiveness of the Liberty Mutual structure the desired medallion sizes are appropriate.

MOTION: Ross Portolese moved to approve Design Review #14-01. Rosemary Klaer seconded; motion carried with a vote of 5-0.

**SITE PLAN:
SP #14-B**

A request submitted by Primrose Retirement Community for site plan approval of an assisted care/independent care facility, and villas on approximately 9 acres in the **700 block of East Fulmer Road**.

Mike Danch, Danch, Harner & Associates, 1643 Commerce Drive, South Bend, appeared on behalf of the Petitioner. He said they are requesting final site plan approval for the Primrose Retirement Community and the plan shows the entire facility. Mr. Danch also said this plan reflects the change that Councilman Emmons requested in that fifteen (15) additional parking spaces were added adjacent to the villas. He also said they have worked with Engineering on drainage standards.

Staff Recommendation

Staff recommends that the request for final site plan approval for the Heritage Woods Final PUD Site Plan be approved. This recommendation is based on the fact that the site plan meets all the requirements of Section 137-35 Final Site Plan Approval.

MOTION: Rosemary Klaer moved to approve Site Plan #14-B. Ross Portolese seconded; motion carried with a vote of 5-0.

ADJOURNMENT: 7:09 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner