

JULY 14, 2020

**PLAN COMMISSION  
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, July 14, 2020, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Chris Jamrose, Murray Winn, Dale "Woody" Emmons, Matt Lentsch, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Chris Niedbalski and Nick Troiola. In addition to members of the public, the following were also in attendance: Ken Prince, David Bent, Derek Spier, Christa Hill, and Kari Myers.

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Mr. Lentsch explained the Rules of Procedure.

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The Minutes of the June 9, 2020, meeting, were approved as distributed.

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Conflict of Interest was not declared.

**PUBLIC HEARING:  
PLAT #20-02**

A petition submitted by Dragoon Properties LLC seeking approval of the seventy-nine (79) lot "Ridgemont Crossing, Section 4" Subdivision. *Continued from the June 9, 2020, meeting.*

Mike Huber, Abonmarche Consultants, 315 W. Jefferson Blvd., South Bend, appeared on behalf of the Petitioner. He said Bruce DeWulf and Daryl Knip were also attending online.

Mr. Huber said the request is the final 78 lots from the original home site started by Weiss Homes. He said Mr. DeWulf purchased out of bankruptcy. He said when he took over he worked with the City to resolve some of the issues such as paving roads that had not been paved.

Mr. Huber said the housing market has shifted somewhat and these lots are larger than the original subdivision and they are envisioning larger homes. He said it may be Clover Valley moving forward and they want to distance themselves from Weiss Development. Mr. Huber said they will be establishing an HOA and are looking at homes being a minimum of 1200-1500 sqft minimum but anticipate larger than that.

Mr. Huber said one of the comments of concern they received from the HOA and met with Ridgemont Crossing folks last week and they have created new documents and made the covenants stricter.

Mr. Huber said there were some specific items brought up last week and the new covenants address those. He said some were regarding cul-de-sacs and not public streets and they will maintain those. He also said there are some landscape easements to screen from industrial to the southeast and also addressed long-term maintenance.

Ms. Jamrose said there were a few outstanding items from Engineering. Mr. Huber said he will make sure they are addressed.

Mr. Lentsch closed the Public Hearing.

Mr. Prince said we received a letter from Jason Durr, President of the HOA for Ridgemont Crossing and asked Mr. Huber to address those items.

Mr. Huber said he received the comments and sent the covenants to Mr. Durr this afternoon.

Mr. Prince asked how the HOA's would work together. Mr. Huber said they are anticipating a separate HOA and the preference is to have it that way.

**Staff Recommendation**

*The Planning Department recommends **approval** of the Preliminary and Final Plat for Ridgmont Crossing Section 4 pending submittal of a revised and executed plat for recordation. This recommendation is based upon the fact that the subdivision meets all of the requirements of Section 133-73 (Preliminary Plat) and Section 133-76 (Final Plat) of the City of Mishawaka Subdivision Control Ordinance.*

**MOTION:** Dale Freeman moved to approve Plat #20-02. Murray Winn seconded; motion carried with a vote of 7-0.

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**PETITION #20-12** A petition submitted by Mervin D. Lung Revocable Trust requesting to amend the Bercado Planned Unit Development, to allow for a mixed- use development to allow residential, commercial, and industrial uses, at vacant land **south of Vistula Road and west of Cedar Road**. *Continued from the June 9, 2020, meeting. Petitioners requesting item be continued to August 11, 2020, meeting.*

The Petitioners are requesting the item be continued to the August 11, 2020, meeting.

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**DESIGN REVIEW:**

**DR #20-05** A request submitted by Northwest Bank requesting a waiver of the Mishawaka Design Review Ordinance Section 105-174 Signage Size Limitations at **121 South Church Street**.

Kirsten McAfee, Sign Craft Industries, 8816 Corporation Drive, Indianapolis, presented the request. She said when submitting for permits they discovered the design standards had changed and needed a waiver due to the distance from the edge of the building.

Ms. McAfee said the bank has donated the location to the library and it won't be used as a bank forever.

Mr. Lentsch closed the Public Hearing on Design Review #20-05.

**Staff Recommendation**

*The Planning Staff recommends approval of Design Review Waiver #20-05 to install the Northwest Bank sign at 121 S. Church St. The location of the sign is similar to others in the downtown.*

**MOTION:** Chris Tordi moved to approve Design Review #20-05. Kathleen White-Gadacz seconded; motion carried with a vote of 7-0.

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**DR #20-06** A request submitted by Presbyterian Church of Mishawaka First Church requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-171 Signage Form for a new 8' tall monument sign with electronic message center at **401 Lincolnway East**.

Steven Tucker, US Signcrafters, 216 Lincolnway East, Osceola, appeared on behalf of the church.

Mr. Tucker said the sign was hit by a vehicle and is beyond repair and are using this opportunity to upgrade and since they are in the downtown district, need a design waiver.

Mr. Tucker said the plan is for a brick base to match the building and the top will be a bronze cabinet and the middle section will be a 3' X 7' electronic message center in the same style as the new

Mishawaka High School sign and the library downtown. He said it will be a full-color unit and can be dimmed at night and programmed to transition messages after 8 seconds.

Mr. Tordi asked if the sign will flash. Mr. Tucker said no.

Mr. Tordi asked if it would be animated. Mr. Tucker said no, but an instantaneous transition with static messages.

Mr. Emmons asked if the new sign would be closer to the sidewalk. Mr. Tucker said they are trying to make it visible so as not to get hit again. He said it's about the same spot and if it was located farther back it would be blocked by landscaping. It's approximately 3-4' off the sidewalk.

Mr. Emmons said it looks closer. Mr. Tucker said the leading edge of the sign should be where the old sign was.

Mr. Lentsch closed the Public Hearing on Design Review #20-06.

**Staff Recommendation**

*The Planning Staff recommends approval of Design Review Waiver #20-06 to install a new sign including an electronic message center as submitted at First Presbyterian Church, 401 Lincolnway East.*

**MOTION:** Kathleen White-Gadacz moved to approve Design Review #20-06. Dale Freeman seconded; motion carried with a vote of 7-0.

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**DR #20-07**

A request submitted by M J Investments, LLC, requesting a waiver from the Mishawaka City Design Review Ordinance Section 105-78 Architectural Features/Details to mount a Mini-Cooper with wall graphics on east wall at **101 East Mishawaka Avenue.**

No one appeared to present the request. The Commission unanimously approved the item be continued to August 11, 2020, meeting.

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**ADJOURNMENT:** 7:28 p.m.

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Kenneth B. Prince, City Planner

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Kari Myers, Administrative Planner