

JULY 13, 2021

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, July 13, 2021, at 7:00 a.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Murray Winn, Dale "Woody" Emmons, Chris Niedbalski, Matt Lentsch, Nick Troiola, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Chris Jamrose. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Derek Spier, Christa Hill, and Kari Myers.

Mr. Lentsch explained the Rules of Procedure.

The Minutes of the June 8, 2021, meeting, were approved as presented.

Conflict of Interest was not declared.

PUBLIC HEARING:

PLAT #21-05

A request submitted by Lung Mervin D. Revocable Trust seeking approval of the five (5) lot Vistula Road Minor Subdivision (to establish lots for the previously approved uses).

Jeff Ballard, Danch, Harner & Associates, 1643 Commerce Drive, South Bend, appeared on behalf of the applicant. He said they are asking for final plat approval for the five lot subdivision.

Mr. Ballard said it has been reviewed and they have several comments from Planning and Engineering which were mostly utility easements and ingress and egress easements. He said they have addressed those and he thinks they have completed everything.

Mr. Winn said there was a comment about the two commercial lots changing a bit on the north end as the development proceeded. Mr. Ballard said he doesn't have any information on that.

Mr. Prince said when the council approved it, these are the 2 lots closest to residential. They may have combined those two lots and can't expand without going to the council. He said it was done to protect the single-family subdivision.

Mr. Lentsch asked if they were just seeking approval of the plat and not a revised PUD. Mr. Ballard said yes, just splitting the land to be developed.

Mr. Lentsch asked if there were any comments from the neighbors. Mr. Spier said he received a couple of calls and explained to the callers they were splitting the ground for the approved PUD uses.

Mr. Lentsch closed the Public Hearing on Plat #21-05.

Staff Recommendation

*The Planning Department recommends **approval** of the Preliminary and Final Plat for the "Vistula Road Minor Subdivision" pending submittal of a revised and executed plat for recordation. This recommendation is based upon the fact that the subdivision plat 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 #21-05. Murray Winn seconded; motion carried with a vote of 8-0.

DESIGN REVIEW:

DR #21-01

A request submitted by 119 W. McKinley, LLC, requesting a waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural Materials to allow fiber cement panels as an appropriate building material at **117 West McKinley Avenue.**

Ivan Nockov, 226 N. Morgan St., Chicago, IL, said they are requesting to use Nichiha product on the front panel of the building which will be a mix of browns to create a high-end wood finish. He said this material has been used on other 7-11 locations and is more durable than natural stone.

Mr. Nockov said it's made to lap together to create a seamless stone façade. When it's put together it looks like actual wood. He said it drains water away from the building and is non-permeable material. Mr. Nockov said they use this product nationwide and is the preferred material nationwide.

Mr. Winn asked if the dumpster enclosure will utilize the same material. Mr. Nockov said yes.

Mr. Emmons asked what color the fibre cement panels would be. Mr. Nockov said the color scheme is a stone look with light and middle browns. The wood finish would be darker browns.

Mr. Lentsch closed the Public Hearing on Design Review #21-01.

Staff Recommendation

Staff recommends approval of Design Review Waiver 21-01 to allow fiber cement panels as an appropriate exterior architectural material. The material is a high quality, durable, and sturdy material that meets the intent of the Design Review requirements. The Plan Commission has approved similar waiver requests for other commercial/retail buildings to allow for design flexibility and to encourage a diverse rather than uniform appearance.

MOTION: Chris Niedbalski moved to approve Design Review #21-01. Murray Winn seconded; motion carried with a vote of 8-0.

SITE PLAN:

SP #21-03

A request for Final Site Plan approval for 2,490 sqft laundromat/office use building at **1335 Lincolnway East.**

Mike Huber, Abonmarche Consultants, 315 W. Jefferson Blvd., South Bend, appeared on behalf of the applicant. He said they are proposing a 2,400 sqft office and laundromat.

Mr. Huber said they are providing 8 parking spaces with access off Byrkit Avenue and spaces off the alley for employees. He said they received additional comments from Planning and have made the revisions and are finalizing all. Mr. Huber said changes are also being made to the dumpster enclosure.

Mr. Winn asked if the employee parking spaces would be paved. Mr. Huber said yes.

Staff Recommendation

*Staff recommends that the request for Lincoln Way Plaza – a two-tenant 2,400 sq. ft. commercial building – be **approved**. A revised plan set addressing all departmental review comments shall be provided prior to recordation of the plans and issuance of any improvement location permit. This recommendation is based on the fact that the site plan meets all the requirements of Section 137-35 Final Site Plan approval.*

MOTION: Murray Winn moved to approve Site Plan #21-03. Nick Troiola seconded; motion carried with a vote of 8-0.

ADJOURNMENT: 7:19 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner