

**NOVEMBER 9, 2021**  
**PLAN COMMISSION**  
**CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, November 9, 2021, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Chris Jamrose, Murray Winn, Chris Niedbalski, Samuel Cressy, Nick Troiola, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Dale "Woody" Emmons. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Derek Spier, Christa Hill, and Kari Myers.

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Mr. Tordi explained the Rules of Procedure.

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The Minutes of the October 12, 2021, meeting, were approved as distributed.

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Conflict of Interest was not declared.

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**PUBLIC HEARING:**

**PLAT #21-11**

A request submitted by David A. Nufer LLC requesting approval of the two (2) lot DEV HT EDISON ROAD MINOR SUBDIVISION.

Greg Shearon, Danch, Harner & Associates, 1643 Commerce Drive, South Bend, said this is a two lot subdivision on Edison Road which is the Parkwood Auto Spa and Burton's Laundry.

Mr. Shearon said an entity wants to purchase the auto spa and want to create a subdivision for ownership reasons. They have created the typical easement for drainage, egress, etc. to go between the properties.

Mr. Tordi closed the Public Hearing on Plat #21-11.

**Staff Recommendation**

*The Planning Department recommends **approval** of the Preliminary and Final Plat for the "Dev HT Edison Road Minor Subdivision" pending submittal of an executed plan 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 #21-11. Nick Troiola seconded; motion carried with a vote of 8-0.

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**PLAT #21-12**

A request submitted by GLC-MAP McKinley Trust requesting approval of the one (1) lot McKinley Commons – Rite Way Minor Subdivision at **420 West McKinley Avenue.**

Jeffrey Schaffer, Abonmarche Consultants, 315 W. Jefferson Blvd, South Bend, said this is the redevelopment of the Rite Way Auto Sales and was never platted originally. He said they have a few comments to address before the plat is recorded.

Mr. Freeman asked if the curb cuts would remain the same. Mr. Schaffer said yes, there will be no additional curb cuts on McKinley.

Mr. Tordi closed the Public Hearing for Plat #21-12.

Ms. Jamrose said there are no additional curb cuts, but have requested a decel lane.

**Staff Recommendation**

*Planning Staff recommends approval of the Preliminary and Final Plat for the "McKinley Commons – Rite Way Minor Subdivision" pending submittal of a revised, 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:** Murray Winn moved to approve Plat #21-12. Chris Niedbalski seconded; motion carried with a vote of 8-0.

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**PLAT #21-13** A request submitted by GLC-MAP McKinley Trust requesting approval of the one (1) lot McKinley Commons – Jester Minor Subdivision **(north of 2315 Grape Road).**

Jeffrey Schaffer, Abonmarche Consultants, 315 W. Jefferson Blvd, South Bend, said this site is just to the northeast of the last plat. He said this will take a portion of an underused parking lot for a restaurant at this location.

Mr. Schaffer said earlier this evening, the Board of Zoning Appeals approved a reduction in the required number of parking spaces.

Mr. Schaffer said similar to the previous item, they will rely on existing curb cuts.

Mr. Tordi closed the Public Hearing for Plat #21-13.

**Staff Recommendation**

*Planning Staff recommends approval of the Preliminary and Final Plat for the "McKinley Commons – Jester Minor Subdivision" pending submittal of an 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:** Kathleen White-Gadacz moved to approve Plat #21-13. Nick Troiola seconded; motion carried with a vote of 8-0.

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**ADJOURNMENT:** 7:08 p.m.

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Kenneth B. Prince, City Planner

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Kari Myers, Administrative Planner