

MARCH 8, 2022

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

The regular meeting of the Mishawaka Plan Commission was held Tuesday, March 8, 2022, 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, Sam Cressy, Chris Tordi, Dale Freeman, and Kathleen White-Gadacz. Absent: Dale "Woody" Emmons and Nick Troiola. In addition to members of the public, the following were also in attendance: David Bent, Derek Spier, Ken Prince, Christa Hill, Shad Annis, and Kari Myers.

Mr. Tordi explained the Rules of Procedure.

The Minutes of the February 8, 2022, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

REPLAT #22-01

A request submitted by Habitat for Humanity of St. Joseph County and Erika Nicole Fowler seeking approval of the two (2) lot replat of Lots 8 and 9 The Fields at Highland, Section 3, First Replat.

Mike Huber, Abonmarche Consultants, 315 W. Jefferson Blvd., South Bend, appeared on behalf of the Petitioners. He said the issue is when they built the house they actually placed the garage in the easement. The replat is to correct and address that fact.

Mr. Huber said there was some surveying and locates done and there are no utilities in the easement. This will accommodate this on this lot and the next lot. He said there are some drainage issues and they may address some of those concerns.

Mr. Tordi closed the Public Hearing on Replat #22-01.

Staff Recommendation

*The Planning Department recommends **approval** of the Preliminary and Final Replat for "The Fields at Highland, Section 3, First Replat". This recommendation is based on the fact that the replat meets all the requirements of Section 133-107 (Preliminary Replat) and Section 133- 110 (Final Replat) of the City of Mishawaka Subdivision Control Ordinance.*

MOTION: Murray Winn moved to approve Replat #22-01. Kathleen White-Gadacz seconded; motion carried with a vote of 7-0.

DESIGN REVIEW:

DR #22-03

A request submitted by Local 1191 Real Estate Company requesting a waiver from the Mishawaka Design Review Ordinance Section 105-174 Signage Size Limitations at **125 South Hill Street**.

Jon Doust, 2231 Treys Trail, Mishawaka, said currently their office is in Plymouth and are moving to 125 S. Hill Street effective March 22. The sign they want to install is the existing sign on the building in Plymouth and they would place on the north side of the building. Mr. Doust said the sign was originally made in 2016.

Mr. Doust said the "USW" is larger than ordinance permits. They will be eliminating "unity and strength for workers." The "District 7 Sub 4" is remaining as the office designation.

Mr. Winn asked how wide the building is. Mr. Doust said he thinks it's 40' on the north side.

Mr. Winn said it really isn't a large portion of the facade. Mr. Doust said no it isn't.

Mr. Tordi closed the Public Hearing on Design Review #22-03.

Staff Recommendation

The Plan Staff recommends approval of Design Review Waiver #22-03 for United Steelworkers to install a new, relocated, sign with 2 letters exceeding the height requirement.

MOTION: Dale Freeman moved to approve Design Review #22-03. Chris Niedbalski seconded; motion carried with a vote of 7-0.

DR #22-04

A request submitted by LWW LLC requesting a waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural Materials at **2629 Lincolnway West** for a proposed facade change.

Joe Lidy, 515 East Street, Elkhart, said Wheelchair Help is a non-profit organization that provides help with home medical equipment.

Mr. Lidy said earlier this evening the Board of Zoning Appeals approved a 0' front setback to tie the whole thing together and have worked with the existing brick and glass as much as possible. They will tie it together with a special metal decorative siding. Mr. Lidy said he has worked with Planning and added a dark band around the building and are trying to keep it simple.

Mr. Tordi closed the Public Hearing on Design Review #22-04.

Staff Recommendation

Staff recommends approval of Design Review Waiver 22-04 to allow metal panels as an appropriate exterior architectural material. The combination of the existing and proposed building materials are reasonably consistent with the intent of the commercial design 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: Kathleen White-Gadacz moved to approve Design Review #22-04. Murray Winn seconded; motion carried with a vote of 7-0.

DR# 22-05

A request submitted by GW Properties requesting a waiver from the Mishawaka Design Review Ordinance Section 105-76 Architectural

Materials at **5501 Grape Road** for a proposed new Taco Bell Restaurant.

Mike Huber, Abonmarche Consultants, 315 W. Jefferson Blvd, South Bend, appeared on behalf of GW Properties. He said they are requesting to use cement board which is not an appropriate material. He said it's durable, aesthetically pleasing, cost effective, and is available.

Mr. Cressy asked which is the cement board. Mr. Huber said the cream color. He said the Taco Bell metal meets the ordinance.

Mr. Tordi closed the Public Hearing on Design Review #22-05.

Staff Recommendation

Staff recommends approval of Design Review Waiver 22-05 to allow metal and fiber cement board as appropriate exterior architectural material. The material is durable and sturdy, and as painted 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: Dale Freeman moved to approve Design Review #22-05. Sam Cressy seconded; motion carried with a vote of 7-0.

**SITE PLAN:
SP #22-02**

A request for Final Site Plan submitted by Beacon Health System for a new 26,050 sqft medical clinic located at **202 Lincolnway East**.

William Coleman, Panzica Corporation, 416 S. Monroe Street, South Bend, appeared on behalf of Beacon Health System. He said the site was formerly occupied by Berkshire Hathaway and also contains a small building occupied by Edward Jones which will serve as the construction office.

Mr. Coleman said the existing first floor will be removed during the first phase of demolition. The remaining structure foundation will be used as a podium as new construction.

Mr. Coleman said it will be a 26,000 sqft medical building housing cardiology, imaging, and physical practices. There will be two levels of parking; upper and lower. There are some replacements that have been placed upon the site by Engineering and Planning and they are revising the drawings to comply.

Mr. Coleman said another item is an agreement to provide after-hours parking for the general use of the public. The agreement called for 40-60 spaces and they have provided 54 spaces.

Mr. Coleman said one last comment during the review process was if the materials will be stamped or authentic brick. He said it will be real brick and similar in color to other Beacon projects.

Staff Recommendation

*Staff recommends that the request for final site plan for the Beacon Medical Group Mishawaka Clinic – a two-story 26,050 sq. ft. medical clinic – be **approved**. A revised plan set addressing all departmental review comments shall be provided prior to recordation of*

the plans or issuance of any permits. 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 #22-02. Kathleen White-Gadacz seconded; motion carried with a vote of 7-0.

ADJOURNMENT: 7:18 p.m.

Derek Spier, City Planner

Kari Myers, Administrative Planner