

AGENDA

Monday, February 2, 2015

**Meetings of Standing Committees
Council Conference Room
6:45 P.M.**

**REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of the Minutes of the Previous Regular Meeting**

January 19, 2015

5. Petitions, Communications, Remonstrance and Memorials

Appeal No. 2015-07 Use Variance to allow a Soccer Instruction Facility - 3635 N. Home St.

Petition No. 2015-03 Vacation of Public Right of Way - South of State Rd 23 and West of Cleveland Rd (Access Rd)

Petition No. 2015-04 Annex and Zone I-2 Heavy Industrial - South of the Conrail RR adjacent to 226 S. Elder

- 6. Report of Special Committee**
- 7. Ordinances on First Reading**
- 8. Resolutions**
- 9. Ordinances on Second Reading**

P.O. NO. 2015-01 Rezone from I-2 Heavy Industrial to R-1 Single Family - 140, 144, 148, 150 W. Marion St. (Assigned to Land Use Planning Committee)

- 10. Privilege of the Floor - Non-Agenda Items**
- 11. Unfinished Business**
- 12. New Business**
- 13. Adjournment**

At this time I know of no other business to come before the Council.
Deborah S. Block, IAMC, MMC, City Clerk



REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
January 19, 2015

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday January 19, 2015, at 7:00 p.m. The meeting was called to order by City Clerk Deborah Block all were asked to stand for the Pledge of Allegiance.

Roll Call.

Present: John Reisdorf, Ron Banicki, Kat Voelker, John Roggeman, Mike Compton, Woody Emmons, Mike Bellovich, Dan Bilancio, Matt Mammolenti.

The minutes from the January 5, 2015 meeting were approved as received from the City Clerk's Office.

Clerk Block presented the following Petitions to the Council, who referred it to the Plan Commission for their recommendation.

PETITION #15-01 A petition submitted by Thomas E. and Patricia L. Benford and Mathew and Sherianne Johnson requesting to rezone
**140 West Marion Street, 144 West Marion Street,
148 West Marion Street, and 150 West Marion Street** from
I-2 Heavy Industrial District to R-1 Single Family Residential District.
RECOMMENDED APPROVAL

Clerk Block read **PROPOSED ORDINANCE NO. 2015-01** opening it for public hearing.

PROPOSED ORDINANCE NO. 2015-01

**AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL
CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME
AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF
THE CITY OF MISHAWAKA, INDIANA
(Rezone from I-2 Heavy Industrial to R-1 Single Family – 140, 144, 148, 150 W. Marion St.)**

PRIVILEGE OF THE FLOOR

Mr. Emmons asked anyone speaking on Cats/TNR would be limited to three minutes each and he asked that there be no repetition.

Bill Sikes, 18927 Darden Road, south Bend, Indiana stated that he supports the Meow Mission and their proposal for TNR (Trap, Neuter and Release) program. He stated that the City of Mishawaka currently has an ordinance that prohibits the trapping of animals within City limits And he asked that the ordinance be changed to allow TNR. Mr. Sikes stated that if TNR was

Allowed in Mishawaka there would be a significant reduction in stray, free roaming and feral cats.

Mr. Compton stated that South Bend Animal control allows TNR. He asked Mr. Sikes to explain the difference between stray, free roaming and feral cats and which of these groups were included in the TNR process. Mr. Sikes explained that stray cats are usually abandoned pets and are more social; free roaming and feral cats are wild cats. He said that TNR would be used for all of these cats.

Mr. Compton stated that South Bend only does colonies. He said the problem was not with the ordinance; the problem was a conflict with the Humane Society. Mr. Compton said that he has not seen any statistics that there were any real reductions. He said that the Council can pass an ordinance but the Administration has to enforce it.

Mr. Sikes asked Jody Acre to give a better explanation.

Jody Acre, 211 West 16th Street, Mishawaka, Indiana stated that if a cat lives outside then they will use the TNR method to take care of them. She said that after they are vaccinated and neutered the tip of the left ear was sniped off to show that they have been neutered and vaccinated. Ms. Acre said Meow Mission then asks that those cats be taken back to the area they came from and left alone and do what would normally be done with any other problem cats. She said if “outdoor” cats are caught they use the same method of TNR.

Ms. Voelker asked that statistics be provided to the Council. Ms. Acre said that she would get data from Elkhart County and provide for the Council.

Ms. Acre stated that TNR would not be a cost to the City of Mishawaka. She said the “caretaker” pays or the Meow Mission pays with grant money and there is a lot of grant money out there right now, the cost per cat is around \$37.00.

Mr. Mammolenti asked if the ordinance was changed to allow trapping how would it work. Ms. Acre said they can teach the “care taker” to do the trapping or Meow Mission would do it. Mr. Mammolenti asked what a “care taker” was. Ms. Acre said a “care taker” was a person who feeds a colony of cats.

Mr. Mammolenti stated that they receive frequent complaints regarding stray/feral cats. Ms. Acre went on to say when they use the TNR method a lot of the problems with cats spraying, kittens, etc. would go away.

Tris Kozor, 2807 Birchwood Drive, Mishawaka and Linda Cross, 822 West Jefferson, Mishawaka also spoke in favor of the TNR method.

Mr. Emmons thanked everyone that spoke and said that Mr. Compton was working with the Administration on the Animal Ordinance. Mr. Emmons stated he does not like the idea of cats roaming the neighborhoods.

NEW BUSINESS

Mr. Mammolenti announced that January 21, 2015 at 7:00 p.m. he would be holding the Twin Branch Neighborhood Watch Meeting at Twin Branch School. He said the speaker would be Terry Zeller, Mishawaka Park Superintendent talking about the parks Master Plan for Twin Branch Park and they would be looking for citizen input.

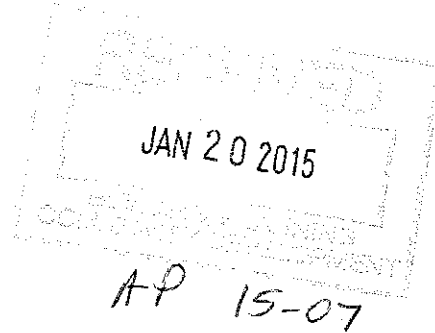
There being no further business to come before the Council, President Emmons adjourned the meeting at 7:29 p.m.

Deborah S. Block
Deborah S. Block, IAMC, MMC, City Clerk

Woody Emmons
Woody Emmons, Presiding Officer

January 19, 2015

City of Mishawaka
Board of Zoning Appeals
600 East Third Street
Mishawaka, IN 46544



The undersigned appellant respectfully shows the board:

1. I, Hack Properties, LLC am the owner of the following described real estate located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, and to-wit:

Parcel 1: A part of the northwest quarter of section 2, township 37 north, range 3 east, Penn Township, St. Joseph County, Indiana, and described as follows: Commencing from the North quarter corner of said section 2; thence North 89 degrees 39 feet 30 inches West, Bearing 344.25 feet to the westerly right-of-way line of Home Street (60.00 foot right of way); thence South 00 degrees 03 feet 15 inches West, 391.00 feet to the point of beginning; thence continuing South 00 degrees 03 feet 15 inches West, 150.00 feet; thence North 89 degrees 39 feet 30 inches West, 500.00 feet; thence North 00 degrees 03 feet 15 inches East, 150.00 feet; thence South 89 degrees 39 feet 30 inches East, 500.00 feet to the point of beginning. Parcel 2: A part of the Northwest quarter of section 2, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana, and described as follows: Commencing from the North quarter corner of said section 2; thence North 89 degrees 39 feet 30 inches West, bearing 344.25 feet to the westerly right of way line of Home Street (60.00 foot right of way); thence South 00 degrees 03 feet 15 inches West, 541.00 feet to the point of beginning; thence continuing South 00 degrees 03 feet 15 inches West, 30.00 feet; thence North 89 degrees 39 feet 30 inches West, 500.00 feet; thence North 00 degrees 03 feet 15 inches East, 30.00 feet; thence South 89 degrees 39 feet 30 inches East, 500.00 feet to the point of beginning.

Common address: 3635 N. Home Street, Mishawaka, IN 46545.

2. The above described real estate presently has a zoning classification of Industrial-1 district under the Zoning Ordinance of the City of Mishawaka.

RECEIVED
DEBORAH S. BLOCK, MMC

JAN 28 2015

CITY CLERK
MISHAWAKA, IN

3. Appellant presently occupies the above-described property in the following manner: Instructional activity for youth with office component. [Via website: Soccer Shots is the national leader in youth soccer development for children ages 2 through 8. Our program has been created under the guidance of childhood education specialists, MLS® and USL® professional soccer players, and experienced and licensed soccer coaches. Our innovative lesson plans are developmentally appropriate and tailored specifically to the three distinct age groups we teach. Using these creative and age-appropriate curricula and infusing each lesson plan with enthusiasm and structured activity, Soccer Shots aims to leave a lasting, positive impact on every child we serve].
4. Appellant desires to operate youth soccer instruction within the physical structure with an office component for operational tasks. The City of Mishawaka, Zoning Ordinance, Section 137-586 does not expressly allow this less intense activity within Industrial-1 zoning designation.
5. The zoning ordinance of the City of Mishawaka requires: Section 137-586; Intent-This district is designed to provide suitable locations for the development of wholesale distribution, warehousing, industrial research, light assembly, and light manufacturing establishments which shall meet the provisions of chapter 30, article V, pertaining to noise control; shall not emit point-source pollution; if hazardous wastes are generated, that waste shall be disposed of in a manner as prescribed by the state department of environmental management and/or the Environmental Protection Agency; and which shall operate entirely within completely enclosed, substantially constructed and weather tight buildings. The I-1 district is created in order to secure proper traffic routing, truck loading and unloading, and automobile parking; control of traffic on public streets through provision for adequate off-street parking and off-street truck loading; protection of the surrounding neighborhood values; and the promotion of the general welfare of the residents of the city.
6. Explain why strict adherence to the Ordinance requirements would create an unusual hardship. The use variance if allowed will provide the ability for the lease holder and operator of said property to engage in a less intense use and activity without forcing the property owner to rezone the subject parcel to C-1. Precedence is clearly established within the City of Mishawaka local jurisdiction for a similar operation identified as Fun-N-Fitness located at 1505 S. Byrkit Avenue, Mishawaka, IN 46544. In this local market the property was advertised for lease and an ideal location and size for the Soccer Shots operation. The use variance is a means of allowing the less intense use to operate while maintaining the underlying zoning designation.

7. Answer the following necessary questions for a USE VARIANCE:

1. Will approval be injurious to the public health, safety, morals or general welfare of the community? No, the desired activity is a less intense use for the subject property and within the overall corridor. The corridor is a North-South roadway bound by a residential subdivision to the North and a mixture of commercial and residential to the South. The property is situated and considered central for the operator serving multiple communities. Home Street also includes the Gymnastic Michiana facility and is a similar activity for youth instruction.

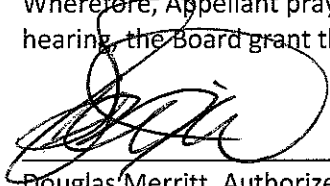
2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner? No, the properties within the immediate vicinity are of a commercial and industrial nature. Furthermore, on-site parking at the subject property meets the operational needs of the business use.

3. Does the need for the variance arise from some condition peculiar to the property involved? No, the requested use variance does not arise from any peculiar on-site property conditions.

4. Does the strict application of the terms of this chapter constitute an unnecessary hardship if applied to the property for which the variance is sought? Yes, the business operation while a less intense use would not be a compliant activity for the subject property under the zoning ordinance and the property would remain vacant.

5. Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan? No. The Use Variance, if granted will promote positive activity on an otherwise vacant parcel within the Home Street Corridor. The request meets the spirit and intent of the City of Mishawaka, Zoning Ordinance and the Comprehensive Plan encourages positive growth for the residents of the Community.

Wherefore, Appellant prays and respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance.



Douglas Merritt, Authorized Agent
2319 Lincolnway East
Mishawaka, IN 46544
574-257-2954 office
574-257-2724 fax
dm@professionalpermits.com

January 19, 2015

Hack Properties, LLC
13793 Adams Road
Granger, IN 46530

RE: Soccershots – Use Variance Authorization
[3635 N. Home Street]

I, [Signature], acknowledge Steve Dregits and Douglas Merritt to execute all municipal related applications for the property located at 3635 N. Home Street.

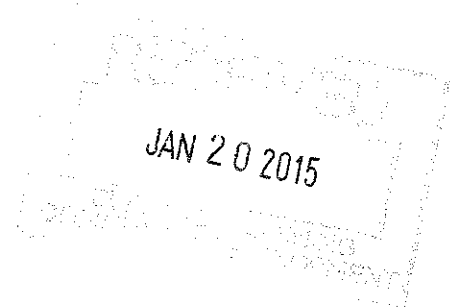
Douglas Merritt, on behalf of Hack Properties, LLC will secure all necessary permits and regulatory approvals including Use Variance and sign related approvals.

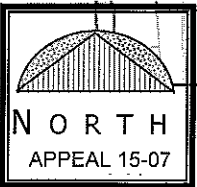
If you have any questions, please feel free to contact me with any questions.

Sincerely,

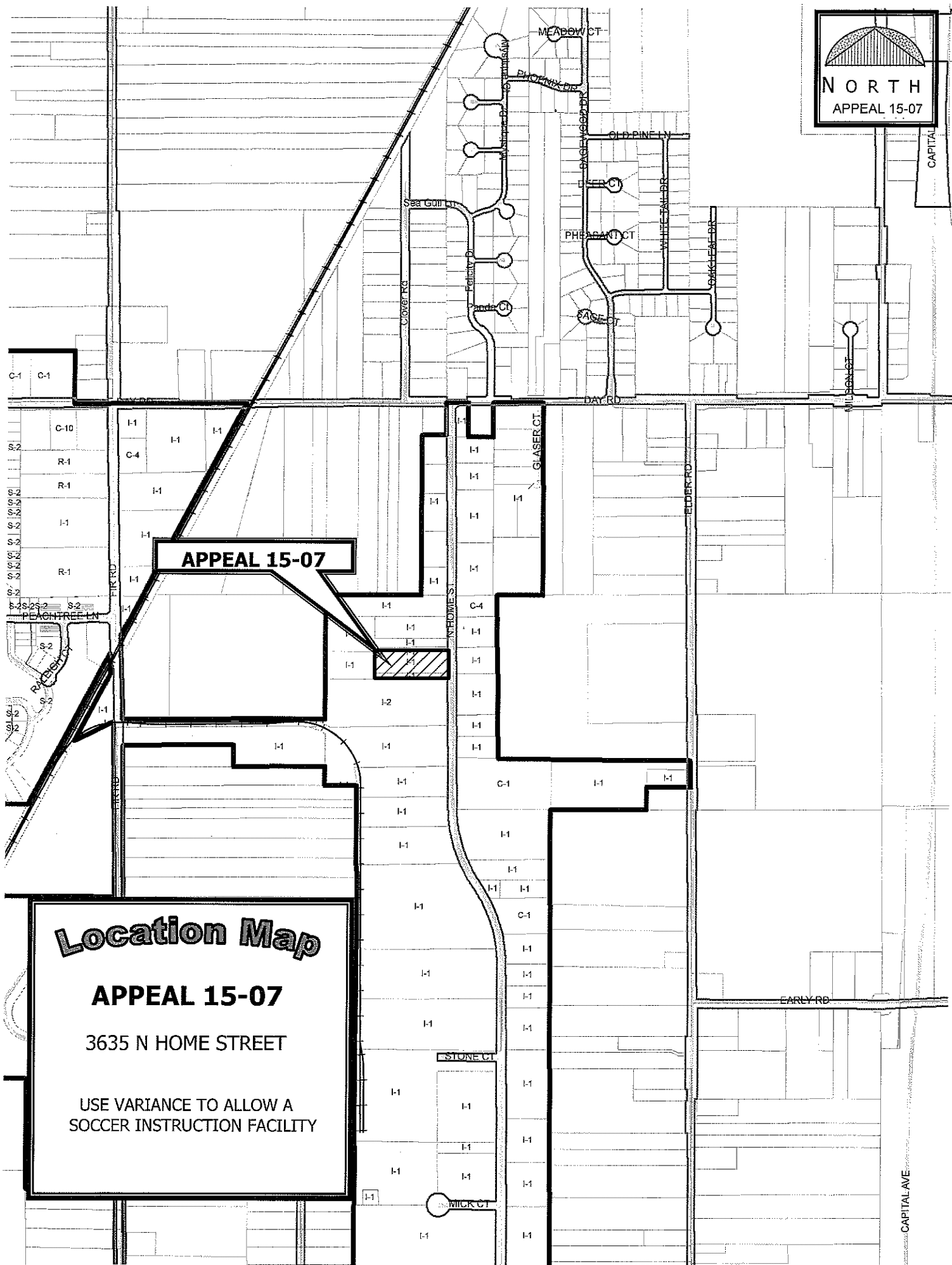
[Signature]
Hack Properties, LLC

Date: 1-19-15





CAPITAL



APPEAL 15-07

Location Map

APPEAL 15-07

3635 N HOME STREET

USE VARIANCE TO ALLOW A
SOCCER INSTRUCTION FACILITY

CAPITAL AVE

January 5, 2015

To The Honorable Members of the Common Council
City of Mishawaka, Indiana
And
Mishawaka City Plan Commission
City of Mishawaka, Indiana

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DEBORAH S. BLOCK, MMC

JAN 28 2015

CITY CLERK
MISHAWAKA, IN

Re: Petition for Vacation of Public Right of Way

The undersigned, LCS Realty LLC, respectfully request the Mishawaka City Plan Commission and the Mishawaka Common Council to vacate the following described Public Right Of Way located in the City of Mishawaka, St. Joseph County, Indiana:

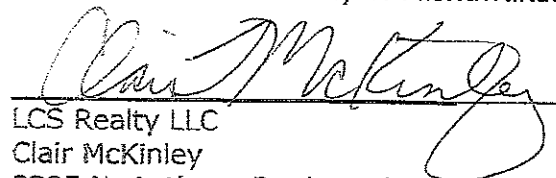
DESCRIPTION:

A parcel of land being a part of the Northwest Quarter of Section 27 and part of the Southwest Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, City of Mishawaka, St. Joseph County, Indiana and being more particularly described as follows:

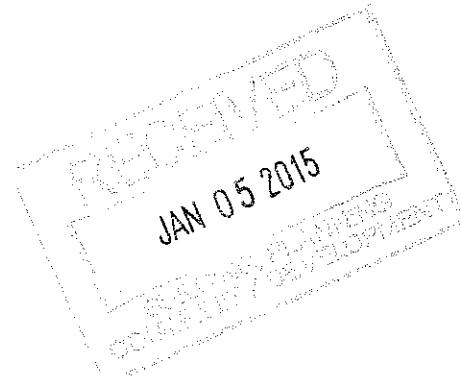
Beginning at the Northwest corner of Lot 2 in B & R Oil Cleveland Road Minor Subdivision as shown on the recorded plat in the Office of the Recorder of St. Joseph County, Indiana; thence North 89°-24'-04" East along the North line of said Lot 2 and it's projection East, a distance of 293.34 feet to the Southwesterly right-of-way line of Cleveland Road; thence North 38°-44'-53" West along said Southwesterly right-of way line of Cleveland Road, a distance of 52.82 feet; thence South 89°-24'-04" West parallel with said North line of said Lot 2, a distance of 260.71 feet; thence South 0°-35'-56" East, a distance of 40.00 feet to the place of beginning.

Petitioners further state they are the owners of the property immediately adjacent to the above described right of way.

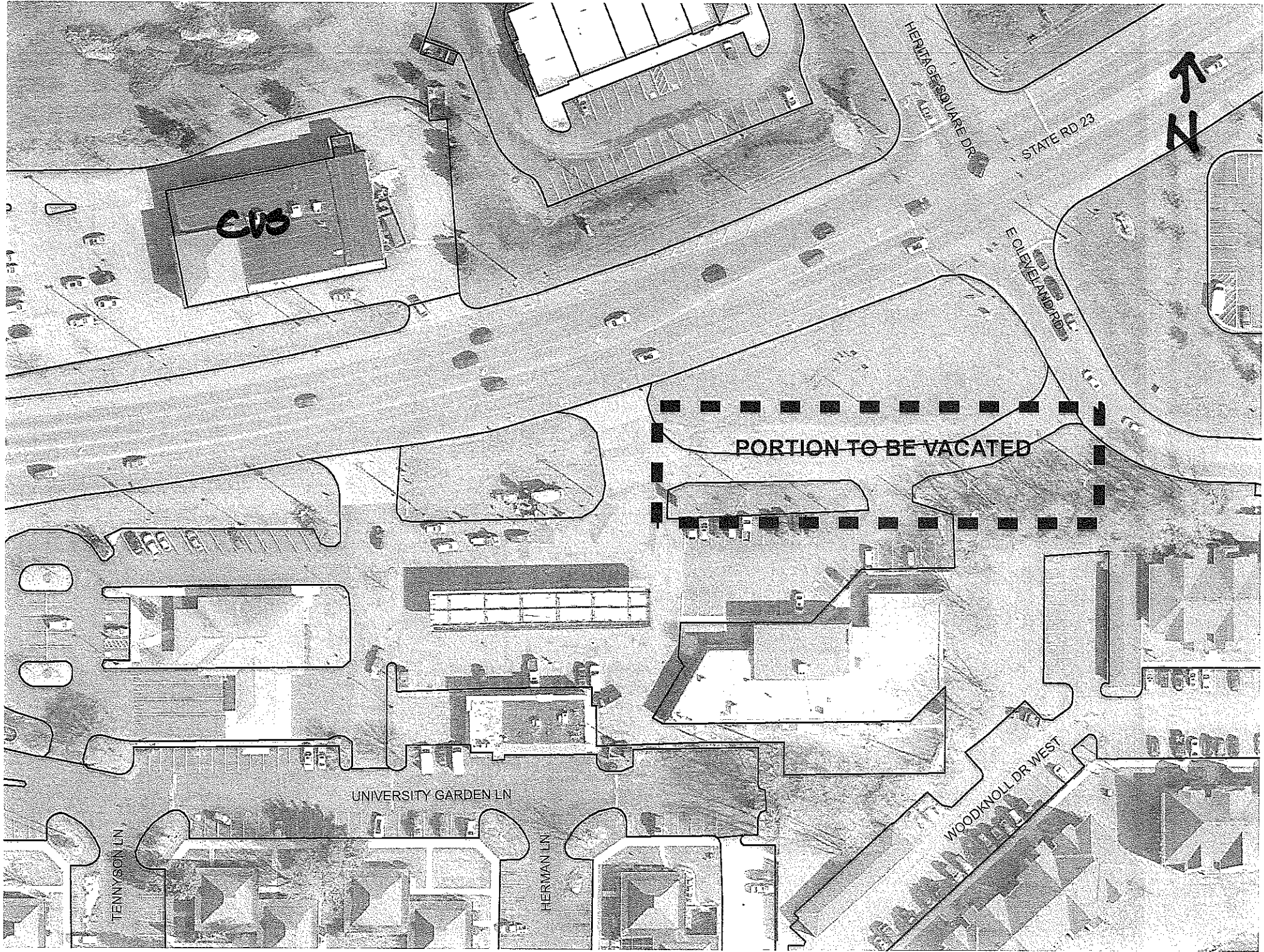
Wherefore, the petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after Hearing, an appropriate ordinance be enacted rezoning the above described parcel of real estate located in the City of Mishawaka.


LCS Realty LLC
Clair McKinley
3305 N. Anthony Boulevard
Ft. Wayne, IN 46805

CONTACT PERSON:
Lang, Feeney & Associates, Inc.
715 South Michigan Street
South Bend, Indiana 46601
574.233.1841 p.
574.674.0374 f.



Ref 15-03





LANG, FEENEY and ASSOCIATES, INC.

LAND SURVEYING – CONSTRUCTION ENGINEERING

715 SOUTH MICHIGAN STREET • SOUTH BEND, INDIANA 46601

TELEPHONE 574/233-1841 • FACSIMILE 574/674-0374

WILLIAM D. LANG, PRES.

JOHN B. FEENEY, L.S.

TERANCE D. LANG, L.S.

INDOT PREQUALIFIED:

5.4 ECOLOGICAL SURVEYS

5.5 WETLAND MITIGATION

6.1 TOPOGRAPHIC SURVEY DATA COLLECTION

SUB-DIVISIONS

BOUNDARY SURVEYS

CONSTRUCTION SURVEYS

PUBLIC WORKS PREQUALIFIED

January 15, 2015

Honorable Members of the Common Council
City of Mishawaka, In
And
Mishawaka City Plan Commission
City of Mishawaka, In.

Re: Petition for Annexation and Zoning Classification
Marc V. Campbell

The undersigned, Marc V. Campbell, respectfully shows that he is the owner of the following described real estate located in the City of Mishawaka, In and in St. Joseph County, Indiana to wit:

ANNEXATION DESCRIPTION:

Marc V. Campbell

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 18, Township 37 North, Range 4 East, St. Joseph County, Indiana better described as follows: Commencing at the center of said Section 18; thence South 89° 50' 16" West along the South line of the said Northwest Quarter of Section 18, 1325.16 feet (from previous survey) to the West line of the Southeast Quarter of the Northwest Quarter of Section 18; thence North 0° 26' 15" East along the said West line of the Southeast Quarter of the Northwest Quarter 588.76 feet to a PK nail for a place of beginning; thence North 88° 17' 35" East, parallel to the South R/W line of the Penn-Central Railroad, 456 feet to an iron pipe; thence South 0° 26' 15" West and parallel to the said West line of the Southeast Quarter of the Northwest Quarter 150 feet to an iron pipe; thence South 88° 17' 35" West parallel to the said South R/W line of the Penn-Central Railroad 456 feet to a PK nail on the said West line of the Southeast Quarter of the Northwest Quarter; thence North 0° 26' 15" East along the said West line of the Southeast Quarter of the Northwest Quarter 150 feet to the place of beginning.

Excepting therefrom that land previously annexed within the city limits of the City of Mishawaka, Indiana.

The said hereinabove tract of land being the same as that parcel of land conveyed to Marc Campbell by Warranty Deed recorded as instrument number 9747060 in the office of the Recorder of St. Joseph County, Indiana.

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DEBORAH S. BLOCK MMC

JAN 28 2015

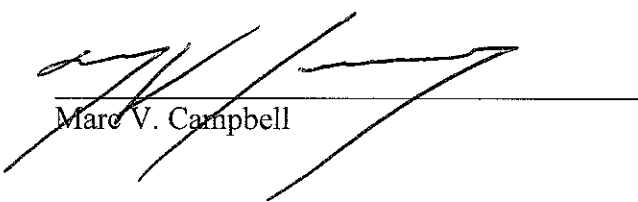
CITY CLERK
MISHAWAKA, IN

Petitioner owns One Hundred percent (100%) of the above described parcel of land which is located in the City of Mishawaka, Indiana as well as located in St. Joseph County, Indiana and petitioner desires the same to be annexed to the City of Mishawaka, Indiana with an I-2 (Heavy Industrial) Zoning District. Petitioner further States that he intends to utilize said land for industrial uses consistent with the growth of his business and with the rules and regulations of the City of Mishawaka.

Accompanying this petition is a drawing, to scale, showing the above described parcel of real estate, showing the size of the existing building and the size and location of any proposed buildings.

Petitioner further shows this proposed annexation to be in the best interest of the City of Mishawaka Indiana and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka. The current City limits run through the interior of this parcel of land. By allowing this petition to proceed, the City has an opportunity to correct a minor discrepancy/error in the perimeter of the City Limits.

Wherefore, petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka city Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with an I-2 Industrial zoning classification.



Marc V. Campbell

Contact Person:

J. Bernard Feeney
Lang, Feeney & Associates, Inc.
715 S. Michigan St.
South Bend, In. 46601

Ph: 574-233-1841

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DEBORAH S. BLOCK, MMC

JAN 15 2015

1st Reading 1-19-15
2nd Reading
Passed
Failed
Continued To

PETITION 15-01

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. **2015-01**

ORDINANCE NO. _____

CITY CLERK
MISHAWAKA, IN

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the reclassification of the zoning as herein set forth of the real estate hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. Chapter 137, of the Municipal Code of the City of Mishawaka, commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby amended as follows:

The following described real estate in the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to-wit:

Lot 4, Battells Subdivision, Block 68; and
Lot 3, Battells Subdivision, Block 68; and
Lot 2 Except 1 X 45 ft SW Corner, Battells Subdivision, Block 68 & 5' Vacated street South & Adjacent; and
Lot 1 & 1' X 45' SW Corner Lot 2, Block 68, Battell Subdivision

COMMON ADDRESSES: 140 West Marion Street
144 West Marion Street
148 West Marion Street
150 West Marion Street

which real estate is now classified as I-2 Heavy Industrial District shall hereafter be within and a part of that District known as R-1 Single Family Residential District designated in "The Zoning Ordinance of 1966" as amended.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. There are some industrial zonings in the neighborhood, but the neighborhood surrounding the property to the south, and east are used as single family dwellings, and their historic use as a single family dwellings would be compatible to the area;
2. Use and value of the area adjacent to the properties included in the rezoning will not be affected in a substantially adverse manner because given the context of their location, their relationship to surrounding residential properties, and the potential of development as an industrial project, staff feels that the most desirable use for these properties is their historical single-family use;
3. Because the parcels area located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for these properties;

Proposed Ordinance No: 2015-01

Ordinance No: _____

4. As opposed to the range of potential industrial development that could occur with the current zoning, rezoning these properties to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for industrial use, however, the Plan calls for low density residential immediately to the south and to the east, and their historic use as single family homes is compatible and consistent with the historic residential uses in the area.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2015, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2015, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2015, at _____ o'clock ____M.

David A. Wood, Mayor

December 11, 2014

RECEIVED
DEBORAH S. BLOCK, MMC

DEC 30 2014

CITY CLERK
MISHAWAKA, IN

Honorable Members of the
Common Council
City of Mishawaka, Indiana
And
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: PETITION TO REZONE

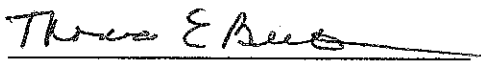
The undersigned, Thomas E. & Patricia L. Benford, Thomas E. & Patricia L. Benford as the executors of the estate of William W. & Juanita M Mammon, and Mathew & Sherianne Johnson respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

- ✓ 140 W. Marion St. --- Lot 4 Battells Sub Blk 68
- ✓ 144 W. Marion St. --- Lot 3 Battells Sub Blk 68
- 148 W. Marion St. --- Lot 2 Ex 1 x 45 Ft SW Cor Battells Sub Blk 68 & 5' Vac St So & Adj
- ✓ 150 W. Marion St. --- Lot 1 & 1' X 45' SW Cor Lot 2 Blk 68 Battell Sub

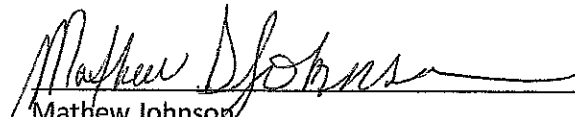
Petitioners own one hundred (100%) percent of the above described parcels of land which carry a zoning classification of I2 Industrial District. Said property is Single Family Residences.

Petitioners desire said real estate to be rezoned to R1 Single Family Residential. Petitioners further state that they intend to utilize said land for Single Family Residences.

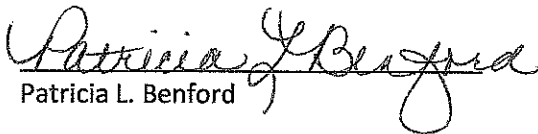
Wherefore, the petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcels of land located in the City of Mishawaka.



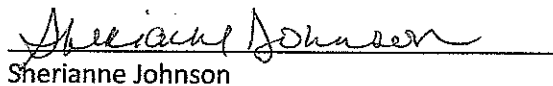
Thomas E. Benford



Mathew Johnson



Patricia L. Benford



Sherianne Johnson

Contact Person:

Pat Benford
144 W. Marion St.
Mishawaka, IN 46545
574-255-4057-home; 574-261-0994-cel
benfordpat@sbcglobal.net

Pet 15-01

