



AGENDA

March 04, 2024

Twin Branch Lego Robotics Team
The Sunny Delights
5:00PM

Flag Presentation
Joshua Lange
5:30

Meetings of Standing Committees
Council Conference Room
5:45PM

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
6:00PM

WebEx Telephone Number:1-408-418-9388
Meeting Number (access code): 2345 226 2548
Meeting password: 3m8HgVdmmG4

Livestream #1: <https://www.facebook.com/cityofmishawaka/>
Livestream #2: @MichianaAccessTV on Facebook
Livestream #3: Michiana Access TV
(Comcast and AT&T U-Verse Channel 99)

To connect on-line join using Microsoft Lync or Microsoft Skype for Business

Dial: 23452262548@mishawaka.webex.com

1. Call to Order

2. Pledge of Allegiance

4. Approval of the Minutes of the Regular Meeting of February 05, 2024

5. Petitions, Communications, Remonstrance and Memorial

Petition No. 2024-01	Annex 1.5 Acres (crosshatch) & Establish Zoning as S-2 PUD & Amend existing Douglas Common PUD to allow for storage units - 16963 Douglas Rd & Adjacent property
Petition No. 2024-02	Annex 30.64 Acres & Establish Zoning as S-2 PUD - NW corner Capital Ave. & Cleveland Rd.
Petition No. 2024-03	Annex & Zone to S-2 PUD for Residential Subdivision - SE corner of Bremen Hwy & Dagoon Tr.
Petition No. 2024-04	PUD amendment for reduced building & parking setbacks for interior lot lines - Lot 1& 2 of the Enclave at Grandview Minor Subdivision

6. Report of Special Committee
7. Ordinances on First Reading
8. Resolutions
9. Ordinances on Second Reading
10. Privilege of the Floor - Non-Agenda Items
11. Unfinished Business
12. New Business

13. Adjournment -

This meeting will be aired via live stream:

An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook page, <https://www.facebook.com/cityofmishawaka/> and on the Michiana Access TV Facebook page, <https://www.facebook.com/MichianaAccessTV>

If technology is needed to present, please advise the Clerk's Office by 4:00pm the Friday before the meeting by emailing: dblock@mishawaka.in.gov or calling 574-258-1616.

Download Council Packet Link:

<https://mishawaka.in.gov/government/elected-appointed-./officials/common-council/council-agendas-minutes/>

At this time, I know of no other business to come before the Council.

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

The City of Mishawaka acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements contact Susan Kile, ADA Coordinator, at (574) 258-1615.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

February 5, 2024

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the New Mishawaka City Hall and via telephone on Monday, February 5, 2024 at 6:00PM. The meeting was called to order by Council President Gregg Hixenbaugh. All were asked to stand for the Pledge of Allegiance.

Members attending virtually do so by WebEx. Public that attend can participate by WebEx or observe meetings by YouTube or Facebook live. The Council meetings are also streamed live on Michiana Access on Comcast/AT&T U-verse Channel 99.

Clerk Block called the roll.

Present: Mrs. Voelker (P), Mr. Carroll (P), Mr. Banicki (P), Mr. Emmons (P), Ms. Hahn (A), Mr. Mammolenti (P), Mr. Violi (P), Mr. Hixenbaugh (P)

P: Present E: Electronically Participating A: Absent

Minutes for the Regular Meeting on January 22, 2024 were approved as received from the Clerk's Office.

Clerk Block read the following proposed ordinances by title and opened the public hearing.

PROPOSED ORDINANCE NO. 2024-02

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 THE CITY OF MISHAWAKA, INDIANA

**PUD Amendment to allow a Convenience Store with Gas Station & C-1 Parking Standards
– Lot 2 of Capital & 12th PUD Minor Subdivision**

Mr. Mammolenti reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. Upon a second by Mr. Banicki, the motion carried.

Steve Ruby, Abonmarche Consulting, spoke in favor of **PROPOSED ORDINANCE NO. 2024-02**. Mr. Ruby stated he was representing the petitioner, John Piraccini. Mr. Ruby stated the previous location here was a PUD that had sat vacant for a number of years and as some development began to happen, this opened an opportunity for other developers to come in and as a result, they were asking for the PUD to be amended to allow for a commercial convenience store and gas station at the location. Mr. Ruby stated they felt it fit with some of the context in the neighboring area and he provided the elevation to share with the Council. Mr. Ruby stated

that would give them a little context as to what they were looking at as far as the look and feel of the building was concerned. Mr. Ruby stated he was happy to answer any questions.

Ms. Hahn asked if there would be a car wash. Mr. Ruby stated there would not be a car wash.

Mr. Banicki asked about access to this property and if it was just right off of 12th Street or if there was an access road that fed both this and the coffee place. Mr. Ruby stated there was an access road that fed both the coffee shop and this facility. Mr. Banicki asked then if it was not direct access where people could cut across multiple lanes and cause accidents. Mr. Ruby stated that was correct and there was basically a frontage road that had been established.

Mr. Mammolenti stated at one of the meetings, they heard a gentleman that represented the apartment complex just north of the property and he stated he had not heard any complaints but also admitted that in fact that he had not circulated the letter to his residents. Mr. Mammolenti asked if since that, he had any communication with that development or any other entity. Mr. Ruby stated they had not, and no one had reached out to them expressing any concerns based on what they presented at the previous meeting, and they did express during that meeting that they had the intention to meet all the screening requirements set forth by the ordinance as well as the PUD as well as the lighting requirements the city had. Mr. Ruby stated based on those things, they intended to meet the intent of any other development through there, similar to the current Scooter's facility as well.

Ms. Hahn asked how many fuel pumps they would have. Mr. Ruby stated that currently there were six islands for that. Ms. Hahn asked if there was one on each side. Mr. Ruby stated that was correct.

Mr. Hixenbaugh stated he appreciated the information and the renderings that he had shown to them but in the future in the interest of time, not only for the Council but for the members of the public that were there, if he could come prepared to either project those type of drawings or have enough copies so that they could all have one, he thought that would be appreciated. Mr. Ruby stated he understood. Mr. Hixenbaugh thanked Mr. Ruby.

Question was called for at 6:09PM for **PROPOSED ORDINANCE NO. 2024-02. Motion passed by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Mrs. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5881.**

PROPOSED ORDINANCE NO. 2024-03

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 THE CITY OF MISHAWAKA, INDIANA

PUD Amendment for increased Building Height (69’, Reduced Parking Setback (6’) and Pavement Drive Aisle Setback (0’) and Outdoor/Open Space for Various Uses – Lot 1 & 2 of the Enclave at Grandview Manor Subdivision

Mr. Carroll reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. Upon a second by Mr. Banicki, the motion carried.

Audra Sieradzki, Great Lakes Capital 7410 Aspect Drive Suite 100 South Bend, IN, spoke in favor of **PROPOSED ORDINANCE NO. 2024-03**. Mrs. Sieradzki stated she was presenting speaking about the same project as the prior meeting on January 22nd and they were asking the Council to consider some PUD amendments that would enable them to achieve the design that they were looking to do. Mrs. Sieradzki stated prior to that, she wanted to address the questions at the last council meeting that were asked specifically related to labor. Mrs. Sieradzki stated she went back and reviewed what they did with Phase I and Phase II with Phase I being completed in 2016 and Phase II was completed in 2022. Mrs. Sieradzki stated they worked with CRG Residential as their general contractor on both projects and they took the lead on final design, contract bidding and actual subcontractor engagement. Mrs. Sieradzki stated when they reviewed that, they were at about 40% to 50% of local labor, depending on how you looked at price, supply, materials, labor and overall contract. Mrs. Sieradzki stated they would be working with CRG Residential again and it really came down to qualifications and ability of labor for how they were able to engage them. Mrs. Sieradzki also followed up on the franchise agreement, their agreement with the hotel, which was also discussed at the prior council meeting. Mrs. Sieradzki stated they did have a signed franchise agreement, so the market and the location were both approved, and they would have their specific design bids, which came into their PUD amendment. Mrs. Sieradzki introduced Stephen Studer, who was present to get into those details.

Stephen Studer, Attorney with the law firm at Kreig Devault 4101 Edison Lakes Parkway Mishawaka, IN 46545, spoke in favor of **PROPOSED ORDINANCE NO. 2024-03**. Mr. Studer stated he was present that evening on behalf of Gumwood Acquisitions LLC, the developer of the Grandview development project. Mr. Studer stated specifically they were seeking four amendments to the current Grandview PUD in connection with the Phase III project. Mr. Studer stated each of them had a booklet he prepared and in Exhibit A, he went over the fact that Phase III of the Grandview project was a \$175 million investment and their specific request related to the PUD amendments that they were requesting that evening. Mr. Studer stated one was to increase the building height to 69 feet for Block 200 and the rest of it would stay at 48 feet. Mr. Studer stated there were also two parking setbacks that had been requested by the city and they had agreed to those. Mr. Studer stated the next item was a use limitation and, in his presentation,

there was a small area which was a public area next to the hotels and it was really a private space owned by the hotel, but it would be used by the public from time to time and the city needed to put some restrictions on that. Mr. Studer stated they were pleased to note that this petition came with a favorable staff recommendation and also a unanimous favor recommendation from the Plan Commission. Mr. Studer stated prior to that, meeting with the Plan Commission, they held a public meeting with the neighbors, and they sent out 25 individual invitations as well as publishing it in the newspaper. Mr. Studer stated they had two people show up, as well as some city representatives, and neither one of the neighbors rejected substantively the proposal and he noted that at the Plan Commission meeting, no one spoke against the petition. Mr. Studer stated in exhibit B page 4 of the handout, there was a yellow crosshatched area which was Block 200 and the only area they were seeking to go to 69 feet and all of the other remaining crosshatch areas would stay at 48 feet. Mr. Studer stated this height limitation was required by the hotel and the hotel was going to have a rooftop restaurant and as the city noted in a staff report, hotels had large lobbies and large ballrooms, so they needed the additional height from 48 feet to 69 feet because they also wanted to include a rooftop restaurant. Mr. Studer pointed out that even at 69 feet, they were still one half of the height of the water tower, which was immediately adjacent to them to the north, so they still were not very high in terms of the overall neighborhood height. Mr. Studer stated specifically, they wanted to see a rooftop restaurant and they needed the additional height for that. Mr. Studer stated in exhibit C, there was a linear depiction facing north and on the far west was the residential neighborhoods and they were about 75 feet from the property line. Mr. Studer stated then when you went all the way to the east, which was where they were looking at Block 200 with the height change, which was almost three football fields away from the neighborhood and as he said earlier, the neighbors had not raised any objections. Mr. Studer, so the first amendment had to do with the height increase, two of them had to do with setbacks and the fourth had to do with a green hashed area shown in the handout that was privately owned and it would generally be open to the public for kiosks that would sell coffee and things of that nature, for example. Mr. Studer stated although, there would be times the hotel may want to have a private event there, so they worked out language with the city that would allow them to keep it open to the public generally, even with it being privately owned, but at the same time the owners adjacent to the space could hold a private event there if they chose to do so. Mr. Studer stated there were pretty simple amendments, one with the height, two with the parking setbacks and the fourth one dealing with the limited green space. Mr. Studer stated he was happy to answer any questions.

Mr. Violi stated Mr. Studer said the 69 feet was still lower than one of the other buildings in the other phase and asked how high the other one was in the original phase. Mr. Studer stated all of the buildings had a height limitation of 48 feet and the water tower, which was where it would be adjacent to, was over 150 feet and they were essentially half of that. Mr. Studer stated kind of set the tenors of the heights but the rest of the development, besides Block 200, would stay at 48 feet.

Mr. Banicki inquired about trying to straighten out that little main street and asked if he knew if anybody on his side had contacted utilities or if that was the city's responsibility. Mr. Studer

stated they dedicated land for that, so they told the city that they would make their land available to them at no cost for that, but he believed the communications were between the city and the utilities, but they were certainly willing to accommodate that.

Mr. Mammolenti stated he had a question regarding the activated green space as he said it would be open to the public and on a few occasions, it would be closed. Mr. Mammolenti asked how he planned to announce it being closed for that evening or for that particular event, so folks don't come out. Mr. Studer stated he did not think that the plans were finalized but it would be some type of fencing system that would say 'private event' around that outside area. Mr. Studer stated they wanted to allow it to be used for charitable events and those types of ticketed events that would also be private events. Mr. Studer stated there would not be any drive-throughs in the area and it would not be opened up just in general. Mr. Studer stated for example, you could not just walk up and say you wanted to rent the space and use it for your own party and they also, for instance, could not have tailgates there and it could only be used by the adjacent property owners and only for their events, but they could certainly use it for charitable events.

Mr. Hixenbaugh thanked Mr. Studer for the information and stated his question may be one that Mrs. Sieradzki could answer, but asked about discussion with regard to the parking facility that took place at the prior council meeting and whether it would be possible for the parking garage to have dedicated parking similar to what was done at The Mill across the street, in light of the city partnership involved in the project. Mr. Hixenbaugh stated if he had any information to share with regard to that question, great and if not, he would refer to Mrs. Sieradzki. Mr. Studer stated he did not have that information, but he was sure Mrs. Sieradzki would have that.

Mrs. Sieradzki stated, in response to that, they were working really hard to make the surface spaces available for the public and the design of the garage at that point had it fully enclosed, so for security reasons for the residents, it would be open for the residents and their uses only at that time. Mr. stated that sounded like there was not going to be any provision made for that same type of enhanced public accessibility to the garage that had taken place across the street there. Mrs. Sieradzki stated the way that the plans worked at that time was that it was a garage entrance, and you had a garage opener as a resident that got you into the garage and you also had access into the residential floors, so there was not a public corridor between the garage and the public spaces at that time. Mrs. Sieradzki stated if they needed to look at that again, they were open to doing that, but the intent was that the 300 spaces in the garage served the residents in a secure way so that the on-site parking could be available to the community. Mr. Hixenbaugh asked, to follow up on a point she made at the last meeting, she mentioned valet parking for those who were going to a treat at the hotel, particularly the rooftop component and asked if they would have to pay for the valet service or if that would be embedded as an amenity itself. Mrs. Sieradzki stated she followed up on that as well and if you were going to the rooftop restaurant, that cost would be included in the cost of their restaurant use. Mrs. Sieradzki stated if you were going to the hotel bar or the café, there would be a cost with that and there would be limited hours for the valet, so it would be focused on heavy weekend hours as they saw use. Mr. Hixenbaugh appreciated her being proactive in following up on that to anticipate his question.

Mr. Hixenbaugh stated the last thing he had with regard to Phase III, since now that there was going to be the public participation in it, his hope would be that she would work with her contractor to encourage an enhanced opportunity for local contractors to be involved. Mr. Hixenbaugh stated granted, that was a function of price and capability to be able to serve the needs of the construction process but again, this was different from Phase I and Phase II, given the public-private partnership and if local residents, particularly those in Mishawaka who the Council represented as part of that partnership, had an enhanced ability to be able to take advantage of those construction jobs that she referenced last time, that would be great. Mr. Hixenbaugh stated he was not looking for any set commitment that evening and it was not something he was going to be in favor of delaying this to try to further work through, but he was going to take it on faith, given she and the entity she represented and the good work they had done in Mishawaka, that they would try to look to nudge those numbers up so that there was a higher opportunity for local participation if at all possible. Mrs. Sieradzki stated absolutely, and they were 100% behind that and they appreciated the local labor market and liked to engage them as much as possible. Mrs. Sieradzki stated they were open to the Council and the city's help with how they could get the message out and how they could come back before the Council to show them they had done that. Mr. Hixenbaugh stated he appreciated that as well and asked if there was anyone interested in furthering that conversation, if they should put them in contact with her. Mrs. Sieradzki stated absolutely, and they had a contact at greatlakescapital.com and it had been in all of their notices and press releases they had made, so they were happy to work to get that published. Mr. Hixenbaugh thanked Mrs. Sieradzki.

Mr. Banicki asked Ken Prince if he had heard any further responses or a first blush idea of whether that was something that was feasible or whether it was what it was and would stay the way it was. Mr. Prince stated for those that may not understand the background, AT&T had a vault located there when the road was expanded and pushed west. Mr. Prince stated they had a private easement on the property, and they investigated at the time if that vault could be relocated, and the cost was exorbitant at the time. Mr. Prince stated this went back to the mid-2010s of when the road project occurred, and it was his understanding that the cost at that time was about \$1 million to relocate that vault. Mr. Prince stated they made a conscious decision at that time to engineer that section of road to veer around the vault and it was done to engineering standards. Mr. Prince stated in the last roughly 10 years, there had been three accidents associated with that and none of them included injuries and these were only indicated in the police reports received so more accidents may have occurred but the ones that involved the police report, there were only three. Mr. Prince stated in context, there were 18,000 trips a day recorded in 2021 going down that section of Gumwood and when multiplied by 365, that made roughly 6 million trips a year and multiply that by 10, that would be 60 million trips where they had only had three accidents associated with that bump-out. Mr. Prince stated as he indicated in his email, the right-in and right-out directly across to the east at Heritage Square was much more problematic and people disobeyed the restricted left-turn movement in that location and he believed there had been 15 accidents with 3 of which involving injuries in that location. Mr. Prince stated given context, their City Engineer had reached out to AT&T regarding that vault and that relocation and part of it was that they had the understanding that they needed to replace

and upgrade their facilities over time, so their hope was that this was reaching end of life or they had some other reason to look at it and they could help incentivize them to relocate it. Mr. Prince stated at the end of the day, when they got a number, their hope was that they were not paying for the engineering for them to come back and tell them that their number was, for example, \$3 million now to relocate it. Mr. Prince stated they hoped that they had a desire or need to relocate the vault and that they could incentivize them to relocate it out of the way and then they could modify the roadway to the appropriate section and pay those costs. Mr. Prince stated it took a considerable amount of time to put together and they did not have that answer as of yet.

Mr. Carroll asked if there was any way he could think of that the design around the vault would hamper any future development or any changes to the road. Mr. Prince stated he would call it a nuisance and an anomaly in terms of drawing it and it was not how they would like to do it but he did not think it disincentivized the construction of the property and in fact, that may be a better question to the developer and he was sure they would like it taken care of but he was not sure it was any negative in terms of the marketing of the property.

Question was called for at 6:028PM for **PROPOSED ORDINANCE NO. 2024-03. Motion passed by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Mrs. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5882.**

NEW BUSINESS

Mr. Emmons made a reminder that the West End Neighborhood meeting would be on February 15th at St. Bavos at 7PM and their guest speaker would be Mishawaka Police Chief Ken Witkowski talking about enhancing the new Police scheduled that had been approved going from 8-hour shifts to 12-hour shifts and he would be advising the community on how that was working and why it was working and the benefits to the community. Mr. Emmons stated he hoped to have everyone there and as usual, West End Bakery would be providing donuts.

Mrs. Voelker announced there would be a 4th District meeting tomorrow night, Tuesday February 6th at 5:30PM in the Mayor's Youth Council room which was upstairs. Mrs. Voelker stated they would be discussing issues that had been occurring in the 4th District in multiple areas and one of her goals was to bring the 4th District together and introduce people who had been having similar problems and they would have some updates from Police, Code Enforcement and the Law Department but she was hoping they could foster some conversation on how they as citizens could improve their neighborhood.

ADJOURNMENT 6:30PM

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

Gregg A. Hixenbaugh /s/
Gregg A. Hixenbaugh, President

Pet 24-01

DATE: 02.13.2024

Deborah S. Block, IAMC, MMC

TO THE:

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

FEB 26 2024

City Clerk
Mishawaka, IN

RE: Petition for Annexation and Zoning Classification

The undersigned Charles Rupley
respectfully show they are the owners of the following described real estate located in the
County of St. Joseph, State of Indiana, to-wit:

Address: 16963 DOUGLAS RD., MISHAWAKA, IN 46545

For APN/Parcel ID(s): 002-2018-037701

PARCELSTAT: 71-04-28-351-003.000-003

Legal Description: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38
NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE
SOUTHWEST CORNER OF SAID QUARTER SECTION: THENCE EAST ALONG THE SOUTH LINE OF
SAID QUARTER SECTION 265.00 FEET: THENCE NORTH 243.60 FEET: THENCE WEST 265.00
FEET TO THE WEST LINE OF SAID QUARTER SECTION: THENCE SOUTH ALONG SAID WEST
LINE 243.60 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.482 ACRES, MORE OR LESS,
INCLUDING ALL ADJACENT DOUGLAS ROAD RIGHT-OF-WAY TO THE EXISTING SOUTH RIGHT-OF-WAY LINE.

Petitioner, **Amerco Real Estate Company (AREC), the wholly owned real estate subsidiary of U-Haul;** is the Buyer of the said property and upon purchase will own one Hundred (100%) percent of the above-described parcel of land which is located in Indiana and that Petitioner desires the same to be annexed to the City of Mishawaka, Indiana, with a S-2 (Planned Unit Development) District. The Petitioner further states they intend to utilize said land for U-Haul self-storage, U-Haul truck and trailer sharing, and related retail sales. The above-mentioned Owners of this property have authorized AREC to apply for this annexation and zoning classification application.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and the location of the proposed building structure(s). Petitioners further show 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.

Wherefore, 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 annexing the above-described parcel of real estate to the City of Mishawaka with a S-2 (Planned Unit Development) zoning district.

Charles Rupley

dotloop verified
02/14/24 6:41 PM TAHT
UMIJ-BGK0-27Y3-RGQK

Property Owner Signature

Charles Rupley

Print Property Owner Name

Received

FEB 15 2024

Planning and
Community Development



Petitioner (Property Buyer) Signature

Matthew F. Braccia, President, AREC

**Petitioner (Property Buyer)
Name**

AREC Contact Person:

Name: Gurnoor Kaur Tschudy

Address: 2727 N Central Ave., Phoenix, AZ 85044

Telephone number: 602-263-6649

Email: gurnoor_tschudy@uhaul.com

DATE: 02.06.2024

TO THE:

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

RE: PETITION FOR PUD AMENDMENT

The undersigned John A. and Jayne L. Piraccini, Julie Heneghan and Jeff Steely 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:

Please see the pages attached at the end of this application for property addresses, parcel IDs, parcel stat and legal description.

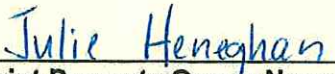
Petitioner, **Amerco Real Estate Company (AREC)**, the wholly owned real estate subsidiary of **U-Haul**; is the Buyer of the said property and upon purchase will own one Hundred (100%) percent of the above-described parcel(s) of land which are located in Indiana. This land, which carries a zoning classification of S-2 Planned Unit Development is currently vacant and not developed. Petitioner desires that the said real estate to be amended to allow for the U-Haul Moving and Storage Facility which will consist of U-Haul uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. For further details, please refer to the submitted project narrative, site plan and accompanying documents.

The above-mentioned owners of this property have authorized AREC to apply for this PUD Amendment application.

Wherefore, the petitioner(s) 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 amending the PUD of the above-described parcel of land located in the City of Mishawaka.



Property Owner Signature



Print Property Owner Name



Petitioner (Property Buyer) Signature

Matthew F. Braccia, President, AREC

**Petitioner (Property Buyer)
Name**

AREC Contact Person:

Name: Gurnoor Kaur Tschudy

Address: 2727 N Central Ave., Phoenix, AZ 85044

Telephone number: 602-263-6649

Email: gurnoor_tschudy@uhaul.com

DATE: 02.06.2024

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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Petitioner, Amerco Real Estate Company (AREC), the wholly owned real estate subsidiary of U-Haul; is the Buyer of the said property and upon purchase will own one Hundred (100%) percent of the above-described parcel(s) of land which are located in Indiana. This land, which carries a zoning classification of S-2 Planned Unit Development is currently vacant and not developed. Petitioner desires that the said real estate to be amended to allow for the U-Haul Moving and Storage Facility which will consist of U-Haul uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. For further details, please refer to the submitted project narrative, site plan and accompanying documents.

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Property Owner Signature


Print Property Owner Name

DATE: 02.06.2024

TO THE:

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

RE: PETITION FOR PUD AMENDMENT

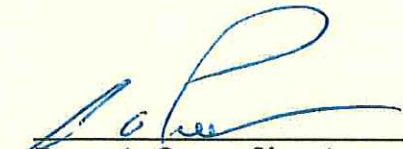
The undersigned John A. and Jayne L. Piraccini, Julie Heneghan and Jeff Steely respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Please see the pages attached at the end of this application for property addresses, parcel IDs, parcel stat and legal description.

Petitioner, **Amerco Real Estate Company (AREC)**, the wholly owned real estate subsidiary of **U-Haul**; is the Buyer of the said property and upon purchase will own one Hundred (100%) percent of the above-described parcel(s) of land which are located in Indiana. This land, which carries a zoning classification of S-2 Planned Unit Development is currently vacant and not developed. Petitioner desires that the said real estate to be amended to allow for the U-Haul Moving and Storage Facility which will consist of U-Haul uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. For further details, please refer to the submitted project narrative, site plan and accompanying documents.

The above-mentioned owners of this property have authorized AREC to apply for this PUD Amendment application.

Wherefore, the petitioner(s) 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 amending the PUD of the above-described parcel of land located in the City of Mishawaka.



Property Owner Signature



Print Property Owner Name



Jayne L. Piraccini

Jayne L. Piraccini

Legal Description:

Address: 16964 DOUGLAS RD., MISHAWAKA, IN 46545 (V/L DOUGLAS RD., MISHAWAKA, IN 46545)

For APN/Parcel ID(s): 029-2019-0426 and 029-2018-037704

PARCELSTAT: 71-04-29-477-022.000-005, 71-04-28-351-001.000-005 and 71-04-28-351-002.000-005

PARCEL 1:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, IN ST. JOSEPH COUNTY, INDIANA. LESS AND EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 38 NORTH, RANGE 3 EAST, IN ST. JOSEPH COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF GRAPE ROAD AND DOUGLAS ROAD; THENCE SOUTH 89 DEGREES 52 MINUTES 06 SECONDS WEST, 2648.16 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE SOUTHWEST CORNER OF SAID SECTION 28 AND THE SOUTHEAST CORNER OF SAID SECTION 29 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 40 MINUTES 04 SECONDS WEST, 331.93 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS EAST, 40.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 04 SECONDS EAST, 331.89 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, 40.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND CONTAINING 0.304 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.152 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.152 ACRES, MORE OR LESS.

PARCEL 2:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, AND A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, BOTH IN TOWNSHIP 38 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF GRAPE ROAD AND DOUGLAS ROAD; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 2382.78 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST, 243.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 265.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 45 SECONDS EAST, 243.60 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 331.20 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST, 1324.81 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 35 SECONDS EAST, 611.20 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 26 SECONDS EAST, 1079.70 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 18.67 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, IN ST. JOSEPH COUNTY, INDIANA. ALSO LESS AND EXCEPTING, A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1920.28 FEET TO THE SOUTHEAST CORNER OF TWO TRACTS OF LAND CONVEYED TO JOHN PIRACCINI AND WEBB STEELY BY A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [9020431](#) AND ALSO A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [9713420](#) IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 00 DEGREES 43 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID PIRACCINI AND STEELY TRACT, A DISTANCE OF 989.01 FEET TO THE PLACE OF BEGINNING FOR THIS

DESCRIPTION; THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST, A DISTANCE OF 384.77 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 545.79 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 44.50 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 296.22 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 00 DEGREES 41 MINUTES 27 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 1294.62 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN PIRACCINI BY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [0433126](#) IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 07 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID PIRACCINI TRACT, A DISTANCE OF 726.69 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID PIRACCINI TRACT AND THE EAST LINE OF SAID PIRACCINI AND STEELY TRACT, A DISTANCE OF 753.20 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF GRAPE AND DOUGLAS ROADS; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 1920.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 462.50 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST, 243.60 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS EAST, 18.67 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS WEST, 1079.70 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 35 SECONDS EAST, 443.00 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 26 SECONDS EAST, 1322.21 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING, A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1920.28 FEET TO THE SOUTHEAST CORNER OF TWO TRACTS OF LAND CONVEYED TO JOHN PIRACCINI AND WEBB STEELY BY A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [9020431](#) AND ALSO A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [9713420](#) IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 00 DEGREES 43 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID PIRACCINI AND STEELY TRACT, A DISTANCE OF 989.01 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST, A DISTANCE OF 384.77 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 545.79 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 44.50 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 296.22 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 00 DEGREES 41 MINUTES 27 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 1294.62 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN PIRACCINI BY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [0433126](#) IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 07 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID PIRACCINI TRACT, A DISTANCE OF 726.69 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID PIRACCINI TRACT AND THE EAST LINE OF SAID PIRACCINI AND STEELY TRACT, A DISTANCE OF 753.20 FEET TO THE PLACE OF BEGINNING. ALSO LESS AND EXCEPTING, A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST (BEARING ASSUMED) ON THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1920.28 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD AND THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS

WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 402.36 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 310.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS EAST, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 401.31 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 26 SECONDS EAST, A DISTANCE OF 309.99 FEET TO THE PLACE OF BEGINNING. ALSO LESS AND EXCEPTING, A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2360.40 FEET TO A POINT; THENCE NORTH 00 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 40.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD AS DEDICATED TO THE CITY OF MISHAWAKA BY INSTRUMENT NUMBER [9024928](#) AS RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, SAID POINT BEING THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00 DEGREES 25 MINUTES 06 SECONDS EAST, A

DISTANCE OF 406.35 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 44.50 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 545.79 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 384.77 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO YOUNG'S LANDSCAPE NURSERY CORP BY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER [7800165](#) IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 43 MINUTES 27 SECONDS EAST, ALONG SAID WEST LINE A DISTANCE OF 639.02 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MDK NO. 3, LLC BY WARRANTY DEED

RECORDED AS INSTRUMENT NUMBER [9834156](#) IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID MDK TRACT AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 401.33 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID MDK TRACT, A DISTANCE OF 310.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 36.94 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 4, AS RESERVED IN WARRANTY DEED FROM WEBB J. STEELY AND JOHN A. PIRACCINI TO J2MD, L.L.C., DATED JULY 1, 2004 AND RECORDED JULY 7, 2004 AS INSTRUMENT NUMBER [0433048](#), IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, OVER THE FOLLOWING LAND: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, IN ST. JOSEPH COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2360.40 FEET TO A POINT; THENCE NORTH 00 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 40.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD AS DEDICATED TO THE CITY OF MISHAWAKA BY INSTRUMENT NUMBER [9024928](#) AS RECORDED IN THE OFFICE OF THE RECORDER OF ST.

JOSEPH COUNTY, INDIANA, SAID POINT BEING THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 406.35 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 89.50 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 95.03 FEET TO A POINT ON THE NORTH LINE OF SAID MDK NO. 3, LLC PARCEL OF LAND; THENCE SOUTH 89

DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID MDK TRACT AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 57.70 FEET TO THE NORTHWEST CORNER THEREOF; HENCE SOUTH 00 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID MDK TRACT, A DISTANCE OF 310.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF DOUGLAS ROAD; THENCE SOUTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 36.94 FEET TO THE PLACE OF BEGINNING.

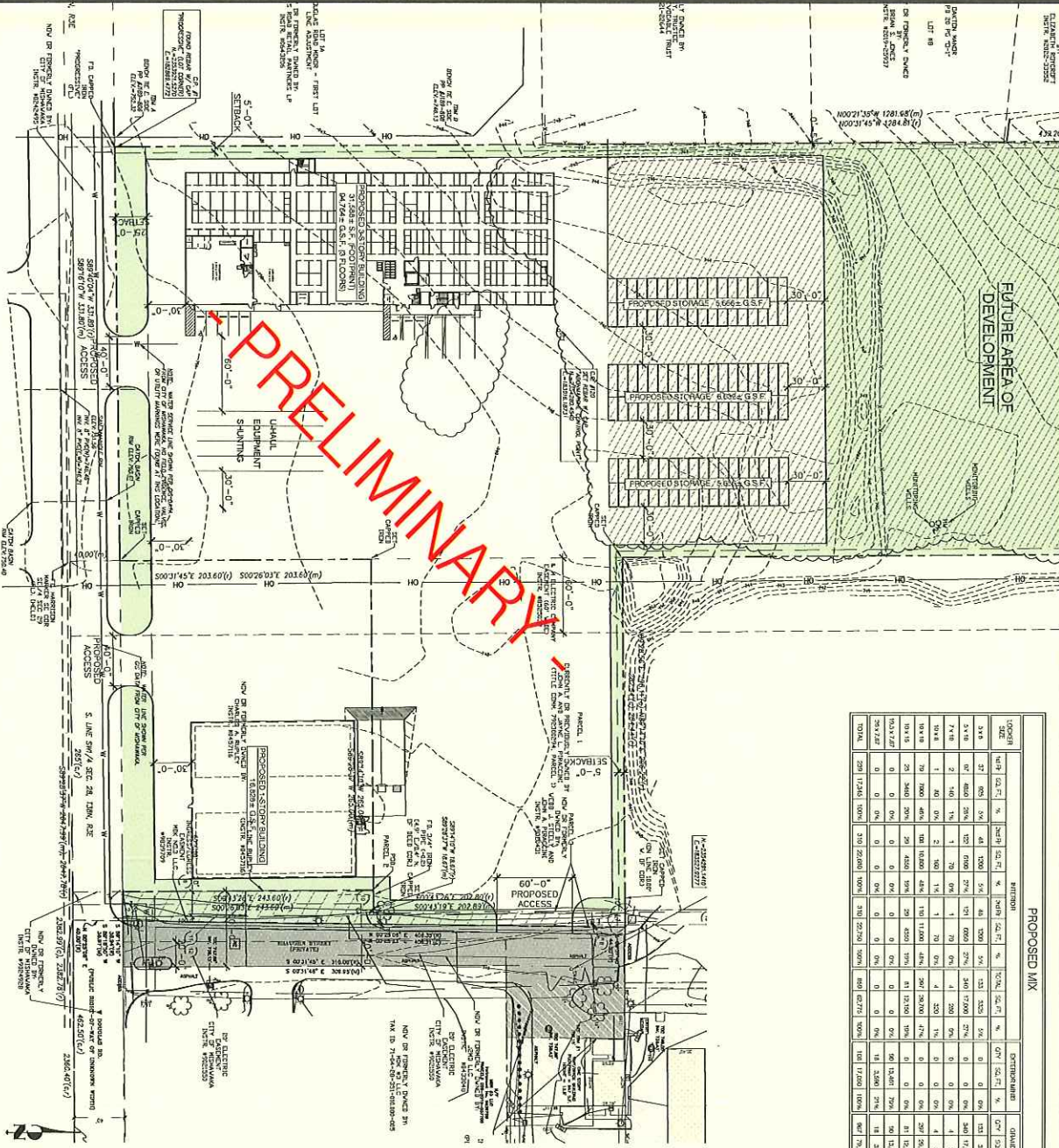
ENLARGED SITE PLAN

SCALE: 1" = 40'-0"

SITE DATA

© 2024 AMERCO REAL ESTATE COMPANY

AMERCO REAL ESTATE COMPANY
16974 W Douglas Road
Mishawaka, IN 46545
P: (219) 243-4502
F: (219) 243-4502
SHEET: 759074
ENLARGED SITE PLAN
DATE: 10/15/2024
CHECKED: SP2
DRAWN: SP2
759074.DWG



PROPOSED MAX											
LOT AREA				BETWEEN				OUTER BOUNDARY			
SIZE	AREA	%	AREA	SIZE	%	TOTAL	SIZE	AREA	%	AREA	%
100' x 100'	10,000	100%	100'	10,000	100%	10,000	100'	10,000	100%	10,000	100%
200' x 200'	40,000	400%	200'	40,000	400%	40,000	200'	40,000	400%	40,000	400%
300' x 300'	90,000	900%	300'	90,000	900%	90,000	300'	90,000	900%	90,000	900%
400' x 400'	160,000	1,600%	400'	160,000	1,600%	160,000	400'	160,000	1,600%	160,000	1,600%
500' x 500'	250,000	2,500%	500'	250,000	2,500%	250,000	500'	250,000	2,500%	250,000	2,500%
600' x 600'	360,000	3,600%	600'	360,000	3,600%	360,000	600'	360,000	3,600%	360,000	3,600%
700' x 700'	490,000	4,900%	700'	490,000	4,900%	490,000	700'	490,000	4,900%	490,000	4,900%
800' x 800'	640,000	6,400%	800'	640,000	6,400%	640,000	800'	640,000	6,400%	640,000	6,400%
900' x 900'	810,000	8,100%	900'	810,000	8,100%	810,000	900'	810,000	8,100%	810,000	8,100%
1,000' x 1,000'	1,000,000	10,000%	1,000'	1,000,000	10,000%	1,000,000	1,000'	1,000,000	10,000%	1,000,000	10,000%
TOTAL	2,500,000	25,000%	TOTAL	2,500,000	25,000%	2,500,000	TOTAL	2,500,000	25,000%	2,500,000	25,000%

SITE AERIAL

SCALE: N.T.S.

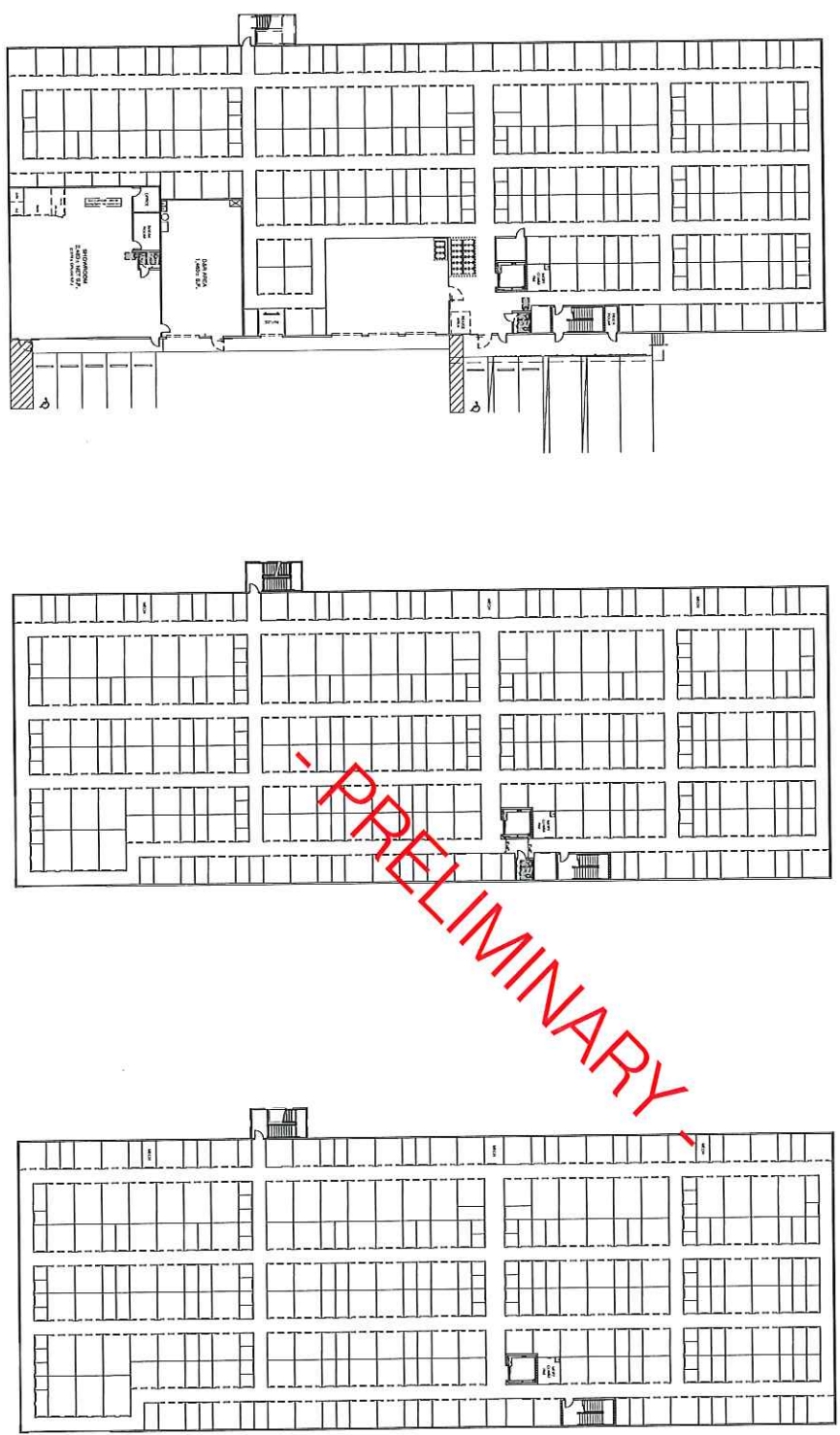


ZONING INFORMATION
PROJECT ADDRESS: 1690 DOUGLAS RD. MISHAWAKA, IN
MUNICIPALITY: CITY OF MISHAWAKA, IN
APN: 13.33-ACRES
ZONE: S-2 PUD (PLANNED UNIT DEVELOPMENT)
ADJACENT ZONING:
• N. SINGLE-FAMILY RESIDENTIAL (RESIDENTIAL)
• S. MIGHT BE COUNTY PROPERTY
• W. SINGLE-FAMILY RESIDENTIAL & MIGHT BE COUNTY PROPERTY
• TRUCK & TRAILER SHEDS, PUD-AMENDMENT REQUIRED
• SELF-STORAGE FACILITIES, PUD-AMENDMENT REQUIRED
• WAREHOUSING, PUD-AMENDMENT REQUIRED
• MINUS: PUD-AMENDMENT REQUIRED
BLANK REQUIREMENTS (PER C-4 ZONE):
• FRONT YARD SETBACK: 25 FEET
• SIDE YARD SETBACK: 5 FEET
• REAR YARD SETBACK: 15 FEET
• 15 PERCENT OF THE DEPTH OF THE LOT FOR ANY BUILDING GREATER THAN OR EQUAL TO TWO STORIES NOT TO EXCEED 30 FEET IN DEPTH.
PARING:
• ALL USES: 4 FEET 1.00 SQUARE FEET OF GFA.
• MINIMUM 5-FEET PARKING LOT SETBACK SHALL BE PROVIDED BETWEEN THE PROPERTY LINE AND EDGE OF THE PARKING LOT PAVEMENT.
• A MINIMUM 10-FOOT PARKING LOT SETBACK SHALL BE PROVIDED BETWEEN ANY PUBLIC ROAD RIGHT-OF-WAY OR PRIVATE ACCESS EASEMENT AND THE EDGE OF A MINIMUM 10-FOOT PARKING LOT SETBACK SHALL BE PROVIDED BETWEEN INTERNAL VEHICULAR COLLECTOR DRIVES AND THE EDGE OF PARKING LOT PAVEMENT.
• THE SETBACK AREA SHALL BE LANDSCAPED WITH VEGETATIVE GROUND COVER OR PARKING SPACES SHALL BE A MINIMUM OF 180 SQUARE FEET IN AREA WITH A MINIMUM WIDTH OF 8 FEET.
• PARKING LOTS SHALL BE PROPERLY GRADED AND DRAINED SO THAT STORMWATER DRAINAGE IS COLLECTED AND DISPOSED OF ON-SITE.

PROFESSIONAL SEAL
NOTED FOR E.C.S. & A.D.P. MARK-UPS
DATE: 10/15/2024
PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

SHEET NOTES:

PROPOSED MIX											
LOCATIONS				REVISIONS				OFFICE HOURS			
DATE	BY	NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION
5-1-18	37	850	1	5-1-18	37	850	1	5-1-18	37	850	1
5-1-18	37	850	2	5-1-18	37	850	2	5-1-18	37	850	2
5-1-18	37	850	3	5-1-18	37	850	3	5-1-18	37	850	3
5-1-18	37	850	4	5-1-18	37	850	4	5-1-18	37	850	4
5-1-18	37	850	5	5-1-18	37	850	5	5-1-18	37	850	5
5-1-18	37	850	6	5-1-18	37	850	6	5-1-18	37	850	6
5-1-18	37	850	7	5-1-18	37	850	7	5-1-18	37	850	7
5-1-18	37	850	8	5-1-18	37	850	8	5-1-18	37	850	8
5-1-18	37	850	9	5-1-18	37	850	9	5-1-18	37	850	9
5-1-18	37	850	10	5-1-18	37	850	10	5-1-18	37	850	10
5-1-18	37	850	11	5-1-18	37	850	11	5-1-18	37	850	11
5-1-18	37	850	12	5-1-18	37	850	12	5-1-18	37	850	12
5-1-18	37	850	13	5-1-18	37	850	13	5-1-18	37	850	13
5-1-18	37	850	14	5-1-18	37	850	14	5-1-18	37	850	14
5-1-18	37	850	15	5-1-18	37	850	15	5-1-18	37	850	15
5-1-18	37	850	16	5-1-18	37	850	16	5-1-18	37	850	16
5-1-18	37	850	17	5-1-18	37	850	17	5-1-18	37	850	17
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5-1-18	37	850	19	5-1-18	37	850	19	5-1-18	37	850	19
5-1-18	37	850	20	5-1-18	37	850	20	5-1-18	37	850	20
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5-1-18	37	850	23	5-1-18	37	850	23	5-1-18	37	850	23
5-1-18	37	850	24	5-1-18	37	850	24	5-1-18	37	850	24
5-1-18	37	850	25	5-1-18	37	850	25	5-1-18	37	850	25
5-1-18	37	850	26	5-1-18	37	850	26	5-1-18	37	850	26
5-1-18	37	850	27	5-1-18	37	850	27	5-1-18	37	850	27
5-1-18	37	850	28	5-1-18	37	850	28	5-1-18	37	850	28
5-1-18	37	850	29	5-1-18	37	850	29	5-1-18	37	850	29
5-1-18	37	850	30	5-1-18	37	850	30	5-1-18	37	850	30
5-1-18	37	850	31	5-1-18	37	850	31	5-1-18	37	850	31
5-1-18	37	850	32	5-1-18	37	850	32	5-1-18	37	850	32
5-1-18	37	850	33	5-1-18	37	850	33	5-1-18	37	850	33
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5-1-18	37	850	100	5-1-18	37	850	100	5-1-18	37	850	100



FLOOR PLAN 1ST FLOOR 2ND FLOOR 3RD FLOOR SCALE: 1" = 20' - 0"

759074

PROPOSED FLOOR PLAN

DATE: 7/26/2024

BY: A1

AMERCO REAL ESTATE COMPANY

1875 W. 10th Street, Suite 100

Provo, UT 84601

P: (801) 223-6502

SITE ADDRESS:

1875 W. 10th Street, Suite 100

Provo, UT 84601

ARCHITECT: LDD

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

REVISIONS:

NO.	DATE	NOTES
1		
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AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555

Project Narrative

AMERCO Real Estate Company (AREC) has prepared and is submitting the Annexation and PUD Amendment application packages for the opportunity to receive the City of Mishawaka's participation and counseling regarding the proposed development, at the properties located at 16963 & 16964 Douglas Rd., Mishawaka, IN 46545. AREC is the wholly owned real estate subsidiary of the U-Haul System.

U-Haul is requesting the annexation of the property at 16963 Douglas Rd. and for the said property to be zoned the same as the second property at 16964 Douglas Rd., which is S-2 (Planned Unit Development). U-Haul is further requesting an amendment to the current PUD to allow U-Haul use of self-storage at the said locations.

U-Haul is proposing a U-Haul Moving and Storage Facility at the above-mentioned properties. Please refer to the submitted site plan for further details. The proposed development will consist of the U-Haul uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant and under-utilized. Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensuring that each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. U-Haul feels that its uses would be appropriate for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet.
- They provide an excellent buffer between zones.
- They create very little traffic.
- They have insignificant impact on utilities.
- They have no impact on schools.
- They provide good tax revenue.
- They provide community service.

U-Haul Moving and Storage is a convenience business. The philosophy is to place U-Haul stores in high growth residential areas, where they fill a need for U-Haul's products and services. Customers are made aware of the U-Haul stores primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents, those who live within a four-mile radius of the center.

The U-Haul Store:

- U-Haul stores characteristically serve the DIY (do-it-yourself) household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time.
- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- Families arrive in their own automobiles, enter the showroom, and may choose from a variety of products and services offered there.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials. These retail items are available for purchase in the 'Showroom' provided on the first floor of the climatized, self-storage building. Please refer to the submitted site plan.
- U-Haul self-storage customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through clearly defined customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country. Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- The U-Haul trucks and trailers, to be rented by the customers, will be parked clearly in the area labelled 'U-Haul Equipment Shunting' on the submitted site plan. This area of shunting is only accessible to the U-Haul employee, and they will bring the equipment to the U-Haul customer, who has rented it.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to their customers with disabilities.

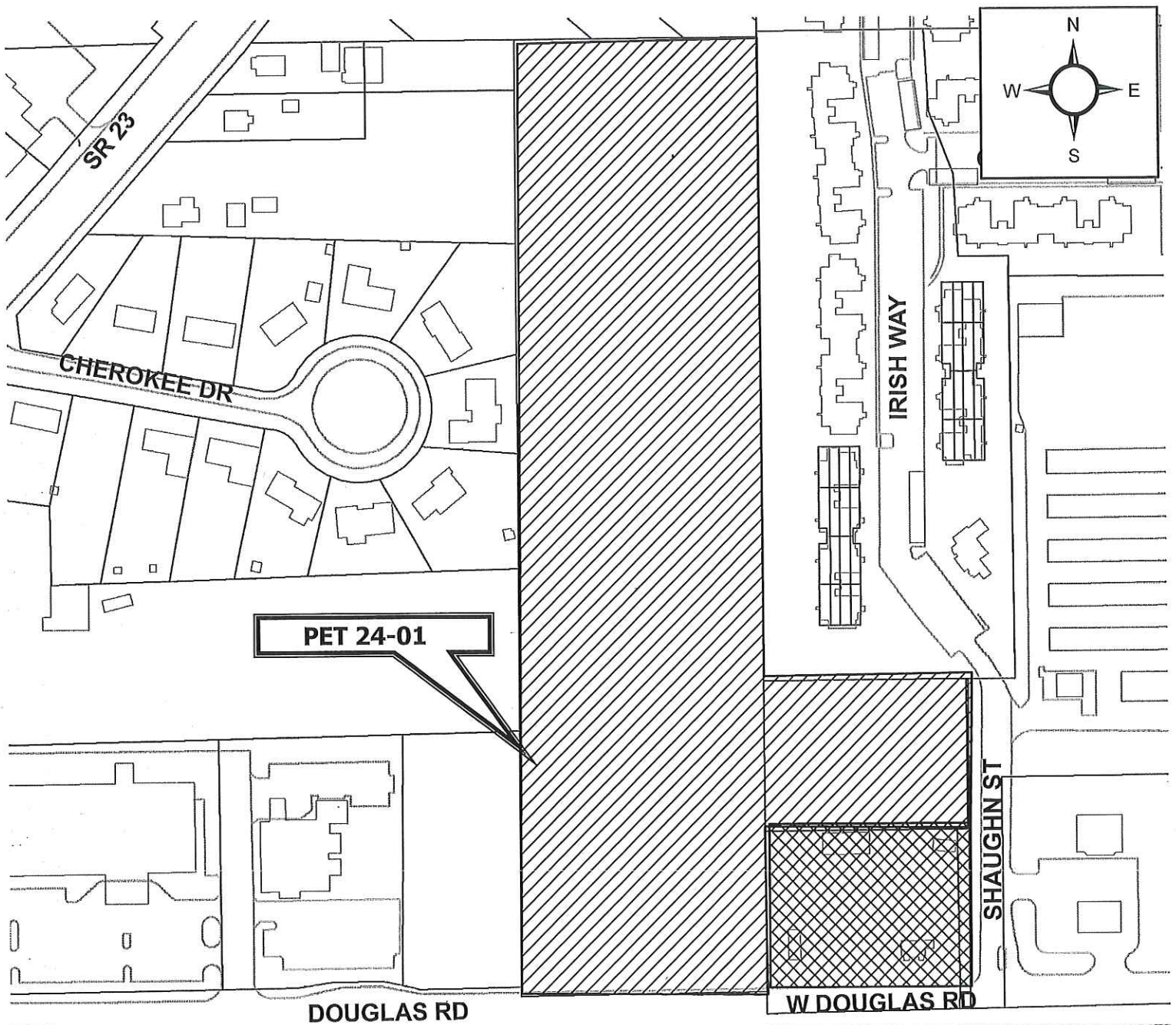
Additional Security Features:

- "State-of-the-Art" burglar/max alarm system, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells, and main showroom.
- Hands free intercom system, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.
- 24 Hour digital, HD video surveillance, with remote & web base viewing.
- Individually alarmed rooms, armed and disarmed by a keypad/card swipe.
- 16+ Color/ HD, day, and night cameras, will display facilities interior, exterior and elevator.
- Multiple, audible sirens for storage and burglar alarms.
- The exclusive U-Haul patented latch contact is used in all storage units.

Traffic Study:

U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model, and an environmentally-sound way to conduct business.

U-Haul looks forward to working with the City of Mishawaka, IN as you consider the submitted Annexation and PUD Amendment applications.



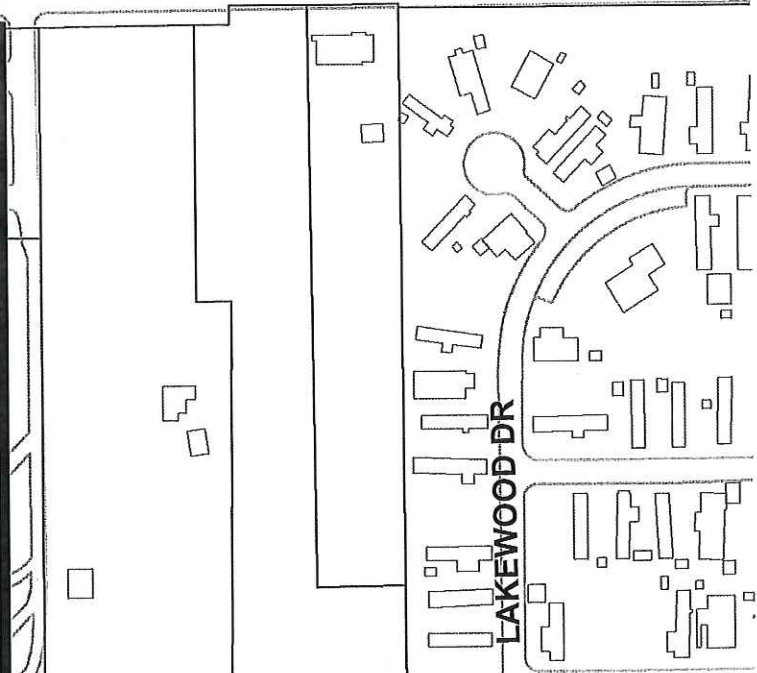
Location Map

PETITION 24-01

OWNERS: CHARLES RUPLEY, JOHN & JAYNE
PIRACCINI, JULIE HENEGHAN AND JEFF STEELY

LOCATION: 16963 DOUGLAS ROAD
AND ADJACENT VACANT PROPERTY

REQUESTING TO ANNEX 1.5 ACRES (crosshatch),
ESTABLISH ZONING AS S-2
PLANNED UNIT DEVELOPMENT,
AND AMEND EXISTING DOUGLAS COMMONS
PUD TO ALLOW STORAGE UNITS



Pet 24-02

Received

FEB 21 2024

Planning and
Community Development

January 22, 2024

Mishawaka Common Council
Mishawaka Plan Commission
600 East Third Street
Mishawaka, Indiana 46544

Deborah S. Block, IAC, MMC

FEB 26 2024

City Clerk
Mishawaka, IN

Re: Petition for Annexation & Rezoning for:

MISH RE LLC
14233 Cleveland Road
Granger, IN 46530

Dear Common Council and Plan Commission Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Common Council and Plan Commission meeting(s) at which our Annexation and Rezoning Petition request will be heard.

If you have any questions concerning this matter, please feel to contact me/us.

Sincerely,



Chris Pustelak
MISH RE LLC
5201 N. Grape Road
574-272-2009

Date: February 12, 2024

To: The Honorable Members of the Common Council
City of Mishawaka, Indiana

Re: Petition for Annexation & Rezoning for:

MISH RE LLC
14233 Cleveland Road
Granger, IN 46530

The undersigned, respectfully show that they are the owners of the following described real estate located in the unincorporated portion of St. Joseph County, Indiana:

Annexation and Rezoning Legal Description:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, AND A PART OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°41'58" EAST ALONG THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF CLEVELAND ROAD, A DISTANCE OF 1323.83 FEET MORE OR LESS (ASSUMED BEARINGS AND APPROXIMATE DISTANCES) TO THE POINT OF BEGINNING; THENCE NORTH 00°32'43" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1317.98 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°51'36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 851.59 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT SIX (6) COURSES SOUTH 18°36' EAST, A DISTANCE OF 222.02 FEET MORE OR LESS AND SOUTH 11°10' EAST, A DISTANCE OF 553.73 FEET MORE OR LESS AND SOUTH 02°34' WEST, A DISTANCE OF 116.26 FEET MORE OR LESS AND SOUTH 10°08' WEST, A DISTANCE OF 195.24 FEET MORE OR LESS AND SOUTH 00°00' EAST, A DISTANCE OF 158.86 FEET MORE OR LESS TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CAPITAL AVENUE WITH THE NORTHERLY RIGHT-OF-WAY LINE CLEVELAND ROAD; THENCE SOUTH 16°47' EAST, A DISTANCE OF 165.93 FEET MORE OR LESS TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAPITAL AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE CLEVELAND ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 31°00' WEST, A DISTANCE OF 66.05 FEET MORE OR LESS; THENCE CROSSING SAID CAPITAL AVENUE, SOUTH 84°16' WEST, A DISTANCE OF 197.87 FEET MORE OR LESS TO THE INTERSECTION OF THE WESTERLY

RIGHT-OF-WAY LINE OF SAID CAPITAL AVENUE WITH THE SOUTHERLY
RIGHT-OF-WAY LINE CLEVELAND ROAD; THENCE ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES,
NORTH 57°40' EAST, A DISTANCE OF 176.29 FEET MORE OR LESS AND
NORTH 89°41' 58" WEST, A DISTANCE OF 622.41 FEET MORE OR LESS;
THENCE NORTH 12°18' WEST, A DISTANCE OF 29.32 FEET MORE OR LESS TO
THE POINT OF BEGINNING.
CONTAINING 30.64 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND
RESTRICTIONS OF RECORD.

Also commonly known as 14233 Cleveland Road in Granger, Indiana. The above-described parcels of
land are presently zoned "R" Single Family District in the unincorporated county.

Petitioners desire to annex and rezone the real estate described above to the "S-2" Planned Unit
Development District classification. The purpose for the annexation and rezoning is to allow for a
mixed land use development allowing uses permitted in the following Districts: "C-1" Commercial, "C-
2" Commercial, "C-4" Commercial, "C-7" Commercial, "C-9" Commercial and "C-10" Commercial.

Petitioners further show this proposed annexation to be in the best interested of the City of Mishawaka,
Indiana, and of the area sought to be annexed with is urban in character and is an economic and social
part of the City of Mishawaka.

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 annexation and rezoning the above-described parcel of real estate
located in the City of Mishawaka.

Sincerely:



Chris Pustelak
MISH RE LLC

Contact Person:
Danch, Harner & Associates: Attn: Angela Smith
1643 Commerce Drive
South Bend, IN 46628
(574) 234-4003
asmith@danchharner.com

PRELIMINARY PUD SITE PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26,
ALL IN TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, AND A PART OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°41'58" EAST ALONG THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF CLEVELAND ROAD, A DISTANCE OF 1323.83 FEET MORE OR LESS (ASSUMED BEARINGS AND APPROXIMATE DISTANCES) TO THE POINT OF BEGINNING; THENCE NORTH 00°32'43" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1317.98 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°51'36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 851.59 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT SIX (6) COURSES SOUTH 18°36' EAST, A DISTANCE OF 222.02 FEET MORE OR LESS AND SOUTH 11°10' EAST, A DISTANCE OF 553.73 FEET MORE OR LESS AND SOUTH 02°34' WEST, A DISTANCE OF 116.26 FEET MORE OR LESS AND SOUTH 10°08' WEST, A DISTANCE OF 195.24 FEET MORE OR LESS AND SOUTH 00°00' EAST, A DISTANCE OF 158.86 FEET MORE OR LESS TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CAPITAL AVENUE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD; THENCE SOUTH 16°47' EAST, A DISTANCE OF 165.93 FEET MORE OR LESS TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAPITAL AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 31°00' WEST, A DISTANCE OF 66.05 FEET MORE OR LESS; THENCE CROSSING SAID CAPITAL AVENUE, SOUTH 84°16' WEST, A DISTANCE OF 197.87 FEET MORE OR LESS TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID CAPITAL AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES, NORTH 57°40' EAST, A DISTANCE OF 176.29 FEET MORE OR LESS AND NORTH 89°41' 58" WEST, A DISTANCE OF 622.41 FEET MORE OR LESS; THENCE NORTH 12°18' WEST, A DISTANCE OF 29.32 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 30.64 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TABULATED SITE DATA:

1). ACREAGE OF TABULATED DATA AREA21.30± AC.

2). PROPOSED LAND USE: A MIXED-USE DEVELOPMENT WHICH INCLUDES USES ALLOWED UNDER THE "C-1", "C-2", "C-4", "C-7", "C-9" AND "C-10" COMMERCIAL CLASSIFICATIONS. USES SHOWN ARE FOR ILLUSTRATIVE PURPOSES AND MAYBE MIXED WITH USES ALLOWED UNDER THE STATED COMMERCIAL CLASSIFICATIONS.

3). PARKING RATIO REQUIRED: 5 SPACES PER 1,000 SF OF BUILDING AREA

COMMERCIAL USE:

TOTAL SPACES REQUIRED =330± SPACES
TOTAL SPACES PROVIDED =980± SPACES

4). PROPOSED LAND COVERAGE:

	SQUARE FOOTAGE	% OF SITE
BUILDINGS	51,315±	5.6
ASPHALT PAVEMENT.....	707,404±	76.2
OPEN SPACE	96,676±	10.4
UNPLANNED	72,433±	7.8
TOTAL	927,828±	100.00

5). BUILDING TO CONNECT TO MISHAWAKA UTILITIES.

6). DRIVEWAY OPENINGS WILL CONFORM TO THE LATEST MISHAWAKA CITY STANDARDS. PRIMARY ACCESS WILL BE THROUGH A CROSS-ACCESS EASEMENT WITH THE PROPERTY TO THE WEST.

7). STORM WATER RUN-OFF WILL CONFORM TO CITY OF MISHAWAKA ENGINEERING STANDARDS.

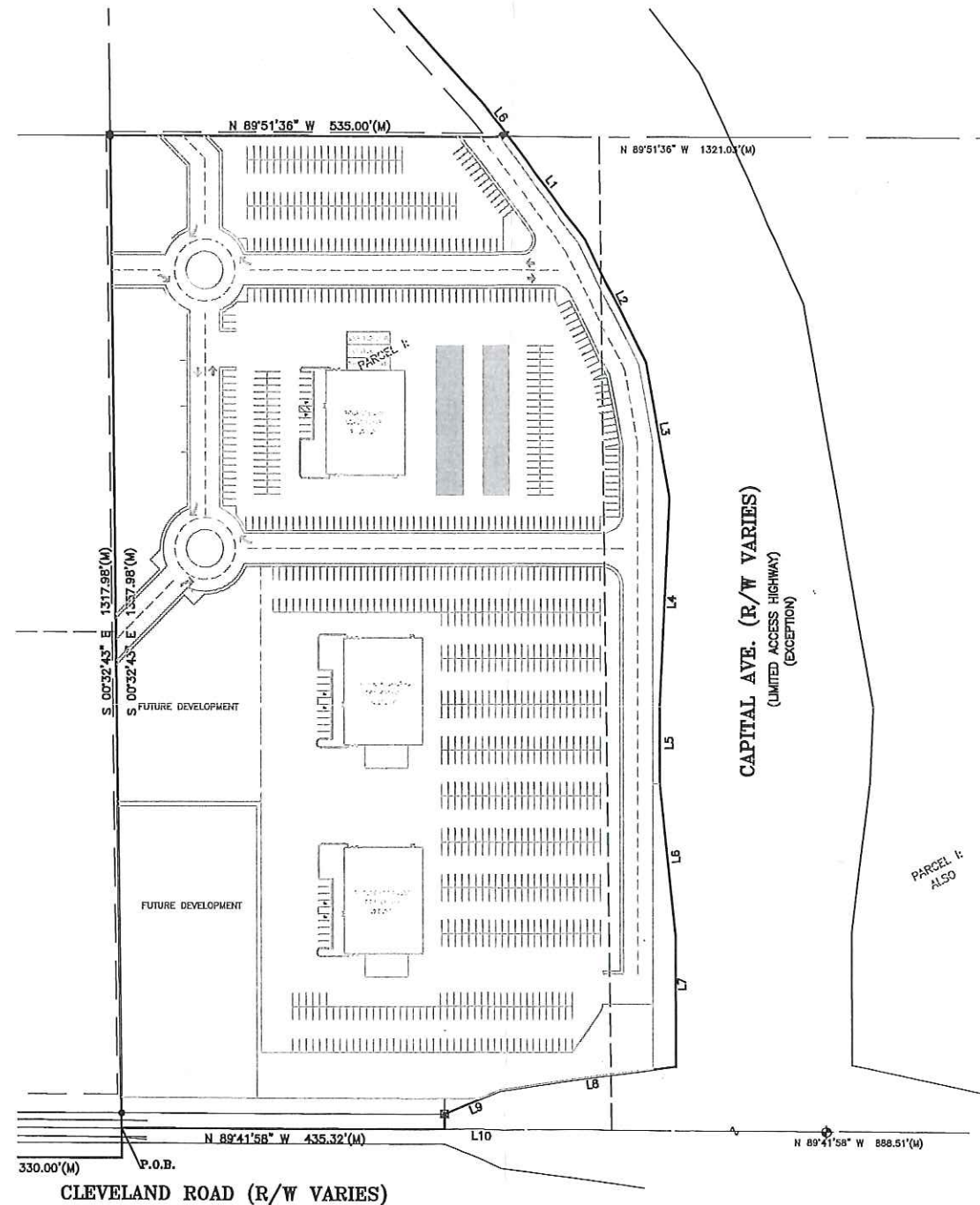
8). LANDSCAPING TO COMPLY WITH CITY OF MISHAWAKA LANDSCAPE ORDINANCE.

ANNEXATION & REZONING REQUEST:

TO ANNEX AND REZONE THE REAL ESTATE DESCRIBED ABOVE TO THE "S-2" PLANNED UNIT DEVELOPMENT DISTRICT CLASSIFICATION. THE PURPOSE FOR THE ANNEXATION AND REZONING IS TO ALLOW FOR A MIXED LAND USE DEVELOPMENT ALLOWING USES PERMITTED IN THE FOLLOWING DISTRICTS: "R-1" SINGLE FAMILY RESIDENTIAL, "C-1" COMMERCIAL, "C-2" COMMERCIAL, "C-4" COMMERCIAL, "C-7" COMMERCIAL, "C-9" COMMERCIAL AND "C-10" COMMERCIAL.

BUILDING SETBACKS:

- (A) 25-FT FRONT SETBACK
- (B) 0-FT SIDE-YARD SETBACK
- (C) 25-FT EXTERIOR SIDE YARD

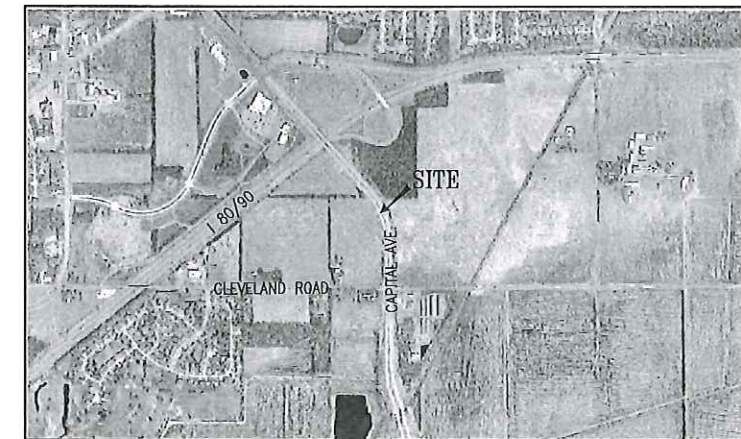


LINE	BEARING	DISTANCE
L1	M S 37°41'14" E	171.96'
L1	R S 37°41'58" E	171.96'
L2	M S 26°28'59" E	182.82'
L2	R S 26°38'33" E	182.82'
L3	M S 10°13'10" E	182.49'
L3	R S 10°23'04" E	182.49'
L4	M S 02°51'52" W	281.06'
L4	R S 02°41'58" W	281.06'
L5	M S 00°15'43" E	100.00'
L5	R S 00°25'37" E	100.00'
L6	M S 05°58'21" E	201.00'
L6	R S 06°08'15" E	201.00'
L7	M S 00°15'43" E	175.00'
L7	R S 00°25'37" E	175.00'
L8	M S 82°17'48" W	241.33'
L8	R S 82°07'54" W	241.33'
L9	M S 67°09'16" W	81.41'
L9	R S 68°32'30" W	80.78'
L10	M S 00°18'02" W	20.00'
L10	R S 00°20'36" W	20.00'

Received

FEB 21 2024

Planning and
Community Development



AERIAL PHOTOGRAPHY/LOCATION MAP
NTS



R.L. HARNER #910032

SURVEYORS & ENGINEERS:
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN 46628
(574) 234-4003
ATTN: MICHAEL DANCH

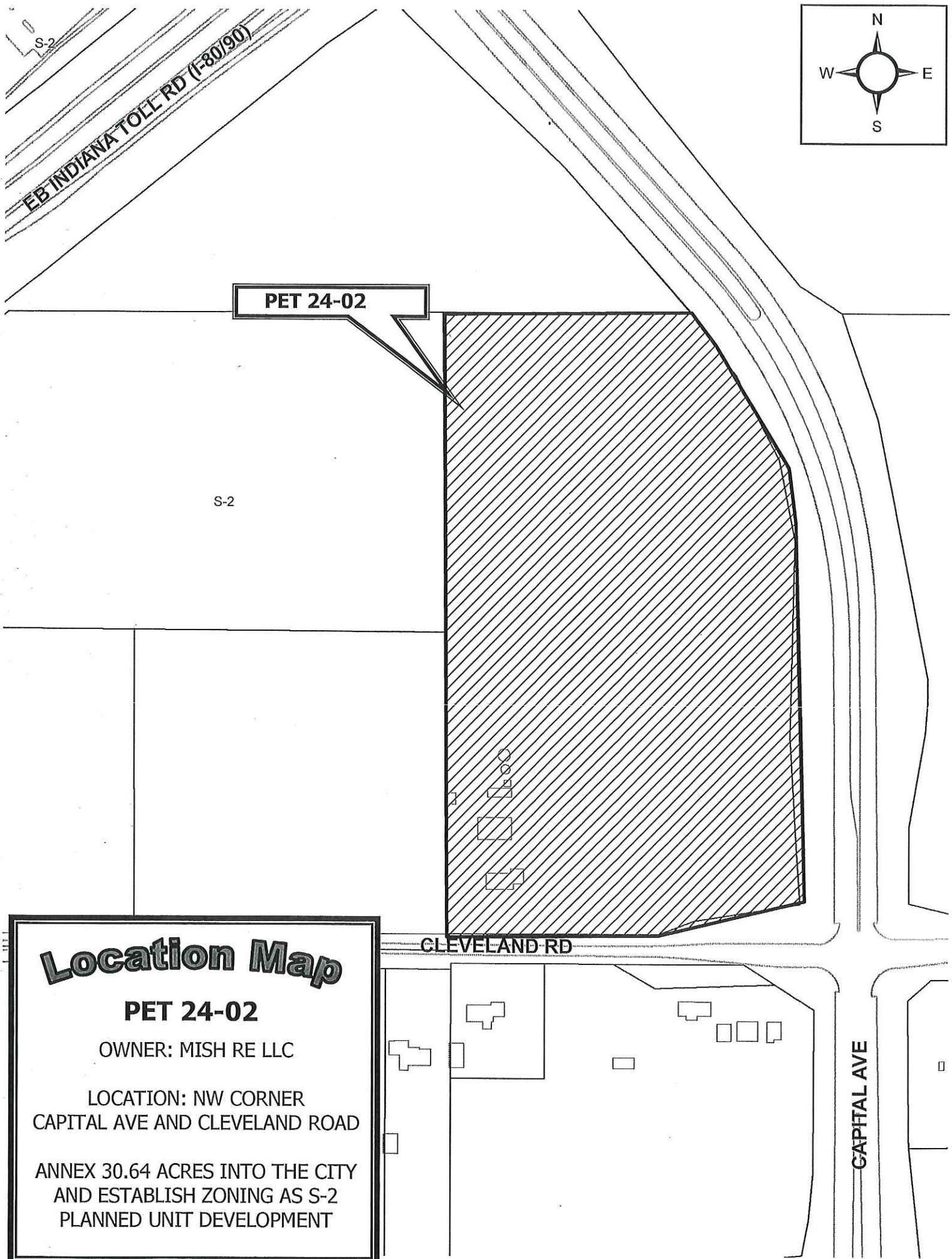


0 100' 200' 300'
SCALE 1" = 100'

DATE	DRAWN BY:	REVISIONS			
2/14/24	JMS				
SCALE	CHECKED BY:	DATE	BY		
1" = 100'	MJD				
FILE #	PROJ. MNGR:				
230276.3	AMS				

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 394-4003 • Fax: (574) 234-4115
1500 Commerce Drive • South Bend, IN 46628

SHEET
1
OF
1

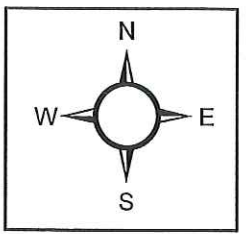


PET 24-02

S-2

CLEVELAND RD

CAPITAL AVE





Engineering • Architecture • Land Surveying

Date: 02/21/24
Honorable Members of the
Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

Pet 24-03

Deborah S. Block, AMC, MMC

FEB 26 2024

RE: Breman Hwy and Dragoon Annexation & PUD standards

City Clerk
Mishawaka, IN

The undersigned, William Loudin of CZG, LLC., 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:

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 15' 31" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 22' 58" EAST, A DISTANCE OF 686.48; THENCE NORTH 16° 37' 24" EAST, A DISTANCE OF 302.89 TO THE NORTHERLY RIGHT OF WAY LINE OF DRAGOON TRAIL; THENCE SOUTHEASTERLY, ALONG SAID NORTHERLY LINE, A DISTANCE OF 474 FEET, MORE OR LESS, TO A POINT LYING 185.25 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 15' 31" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 599.09 FEET; THENCE SOUTH 89° 42' 36" WEST, A DISTANCE OF 1173.62 FEET TO THE WEST RIGHT OF WAY LINE OF BREMEN HIGHWAY; THENCE THE FOLLOWING THREE COURSES ALONG SAID WEST RIGHT OF WAY LINE: 1) NORTH 00° 15' 31" EAST, A DISTANCE OF 394.63 FEET; 2) THENCE NORTH 26° 27' 03" WEST, A DISTANCE OF 80.43 FEET; 3) THENCE NORTH 08° 44' 22" WEST, A DISTANCE OF 164.39 FEET; THENCE SOUTH 89° 22' 58" EAST, A DISTANCE OF 101.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.44 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD.

COMMON ADDRESS: Immediate southeast corner of Breman Highway and Dragoon Trail

Petitioner owns one-hundred percent (100%) of the above described parcels of land which is located in Indiana and that the Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with an S-2 PUD District. Petitioners further state they intend to utilize said land for Residential Uses.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate showing: existing structures, size of the lots, rights-of-way, storm detentions and access point of the subdivision.

Petitioner plans to construct an approximately 51-lot subdivision with public roads, utilizing public sewer and water utilities and served off Dragoon Trail. The average price of the development per lot, including the home, will be approximately \$450,000 – \$500,000. This subdivision will primarily be single family development and will have a mix of single family attached and 3-4 unit townhomes.

Petitioner desires said real estate to be amended as follows:

1. PUD General Standards

a) Residential uses include:

- I. Single family homes
- II. Attached single family homes
- III. Up to 4 unit attached townhomes

b) Single Family Home site standards:

a. The development standards for single family home sites will require: 1) 50' lot width; 2) 6,000 square foot lot size; 3) 35' or 2 ½ stories height limitation; 4) 20' Front Setback; 5) 25' Rear setback; and 6) 5' side setback

b. All other R-1 standards apply from the Mishawaka Zoning Ordinance

c) Single Family Attached and Townhome site standards:

a. The development standards for single family attached and townhome sites will require: 1) 40' minimum lot width; 2) 4,800 square foot lot size; 3) 35' or 2 ½ story height limitation; 4) 20' front setback; 5) 25' rear setback 6) 0' lot line for attached single family homes or townhomes. 5' side yard setback applies when an open side yard is present.

b. All other R-2 standards apply from the Mishawaka Zoning Ordinance

d) Road Right of Way widths planned to be 50' wide with a minimum of 50' road centerline radius.

Petitioners further show 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.

WHEREFORE, the petitioner respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, and appropriate ordinance be enacted amending the PUD of the above-described parcel of land located in the City of Mishawaka

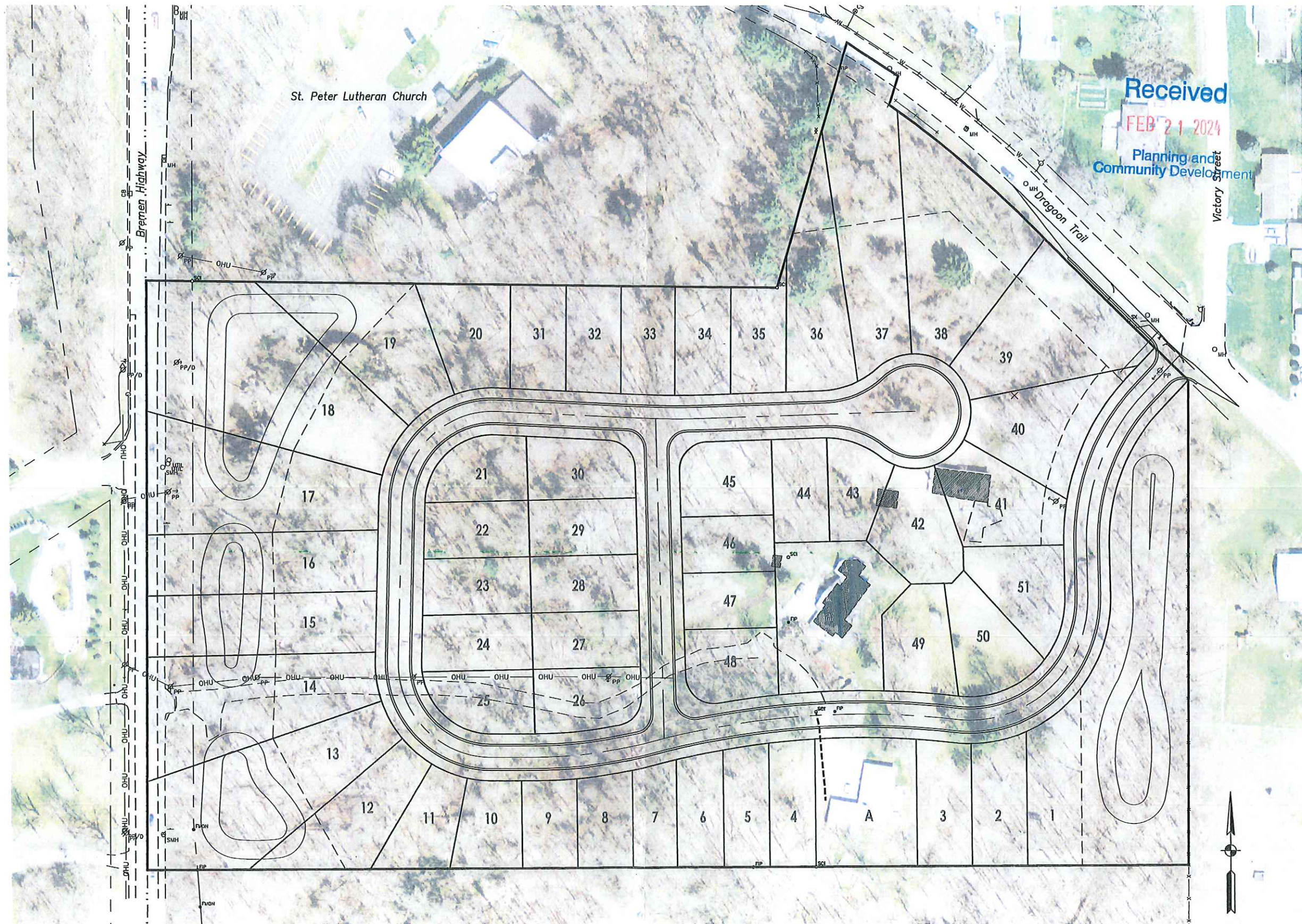


William Loudin
CZG, LLC., CZG II LLC. CZG II

CONTACT PERSON

John Linn
Abonmarche Consultants
315 W. Jefferson Blvd.
South Bend, IN 46601
(574) 232-8700
jlinn@abonmarche.com





ABONMACHE
Lafayette
Benton Harbor
South Bend, IN 46601
Cochran
Grand Haven
#574.251.4440
abonmache.com
Copyright 2021 - Abonmache Consultants, Inc. Engineering - Architecture - Land Surveying

**DRAGON TRAIL AT
BREMEN HIGHWAY
MISHAWAKA, INDIANA**

PROJECT:

CONCEPTUAL SITE PLAN

SHEET TITLE:
DRAWN BY: DEF
DESIGNED BY:
PM REVIEW: RAN
QA/QC REVIEW:
DATE: 2/20/2024
SEAL:

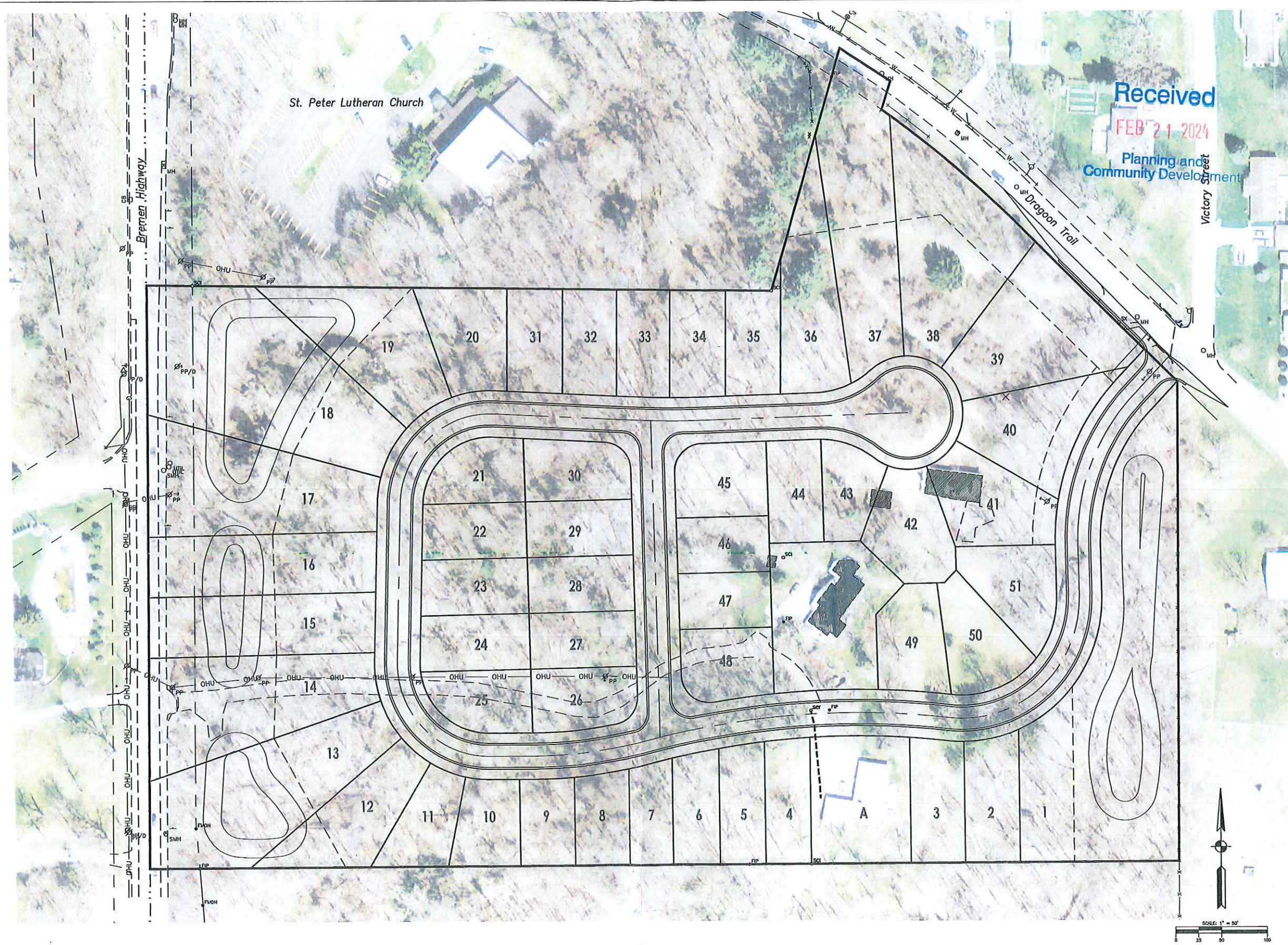
SIGNATURE:

DATE:

SCALE:
HORZ: 1" = 50'
VERT:

ACI JOB #
22-0082
SHEET NO.

1 of 1



ABONMACHE
315 W. Jefferson Blvd.
South Bend, IN 46601
P 574.231.4440
abonmache.com

Benjamin Harbor
Lafayette
South Bend
Crown Point
Grand Haven
Hobart
Naperville
South Haven
Vanderburgh

Engineering Architecture Land Surveying

**DRAGON TRAIL AT
BREMEN HIGHWAY
MISHAWAKA, INDIANA**

CONCEPTUAL SITE PLAN

SHEET TITLE: _____

DRAWN BY: DEF

DESIGNED BY: _____

PM REVIEW: RAN

QA/QC REVIEW: _____

DATE: 2/20/2024

SEAL: _____

SIGNATURE: _____

DATE: _____

SCALE: _____

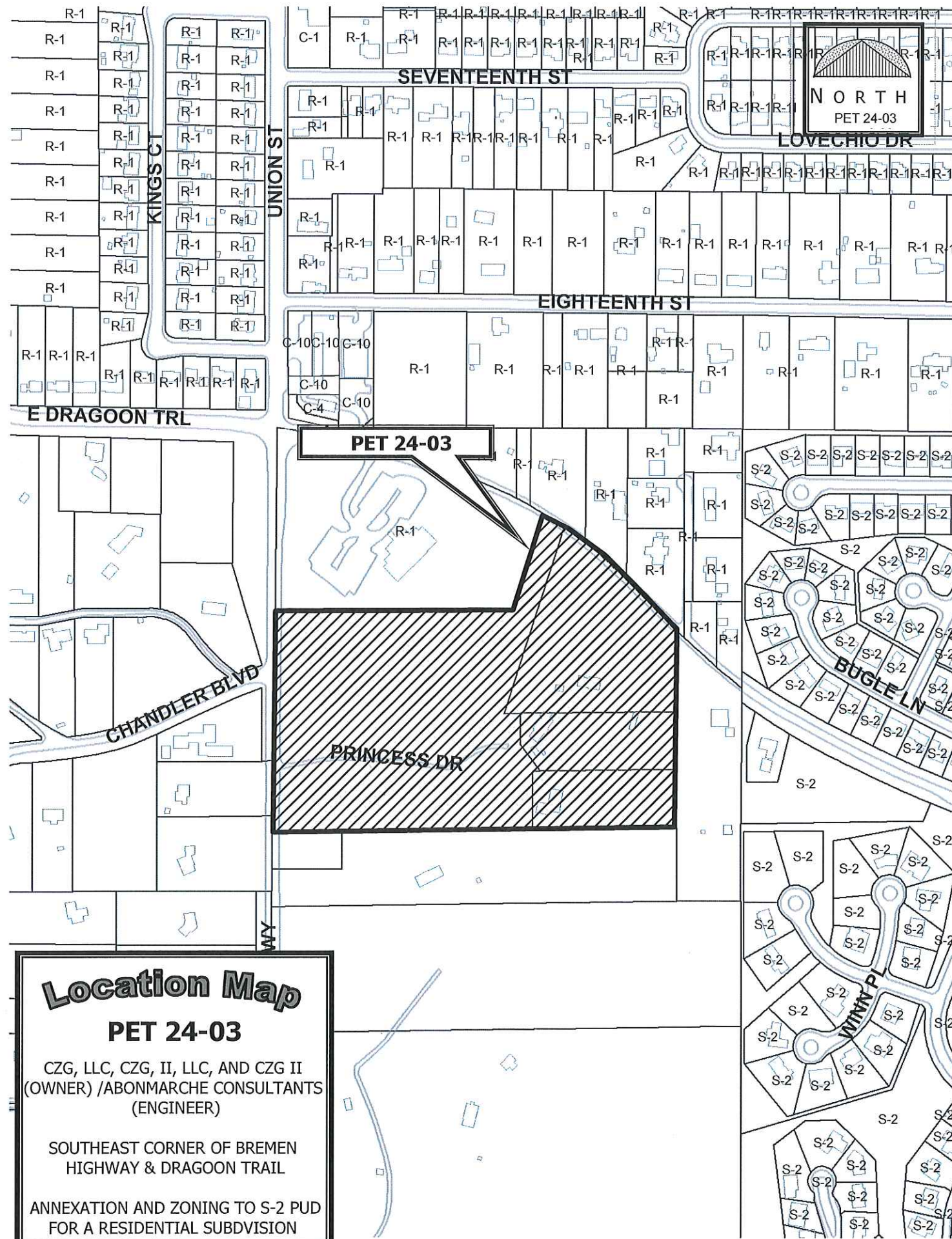
HORIZ: 1" = 50'

VERT: _____

ACI JOB #

22-0082

SHEET NO. **1 of 1**



Date: 02/21/24

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

RE: Grandview Phase III PUD Amendment

The undersigned, Gumwood Acquisitions, LLC, respectfully certifies its ownership of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lots 1 and 2 of the Enclave at Grandview Minor Subdivision as recorded under instrument #2023-05677 in the Office of the Recorder of St. Joseph County, Indiana.

COMMON ADDRESS: Northwest Corner of Gumwood Road and Cleveland Road

Petitioner owns one-hundred percent (100%) of the above described parcel of land which carries a zoning classification of S-2 Planned Unit Development specifically for multifamily uses and commercial uses within the C-1 General Commercial and C-2 Shopping Center Commercial zoning districts (the "PUD").

02-24-24
Received

FEB 21 2024

Planning and
Community Development

Deborah S. Block, AMC, MMC

FEB 26 2024

City Clerk
Mishawaka, IN

Petitioner desires that the PUD for said real estate be amended as follows:

1. PUD Exclusions and Additions:

1. Building setbacks of all interior lot lines to 0'.
2. Parking setback of all interior lot lines to 0'.

WHEREFORE, the petitioner respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, and appropriate ordinance be enacted amending the PUD of the above-described parcel of land located in the City of Mishawaka.

PROPERTY OWNER:
GUMWOOD ACQUISITIONS, LLC
By: Great Lakes Capital Management, LLC
Its: Manager

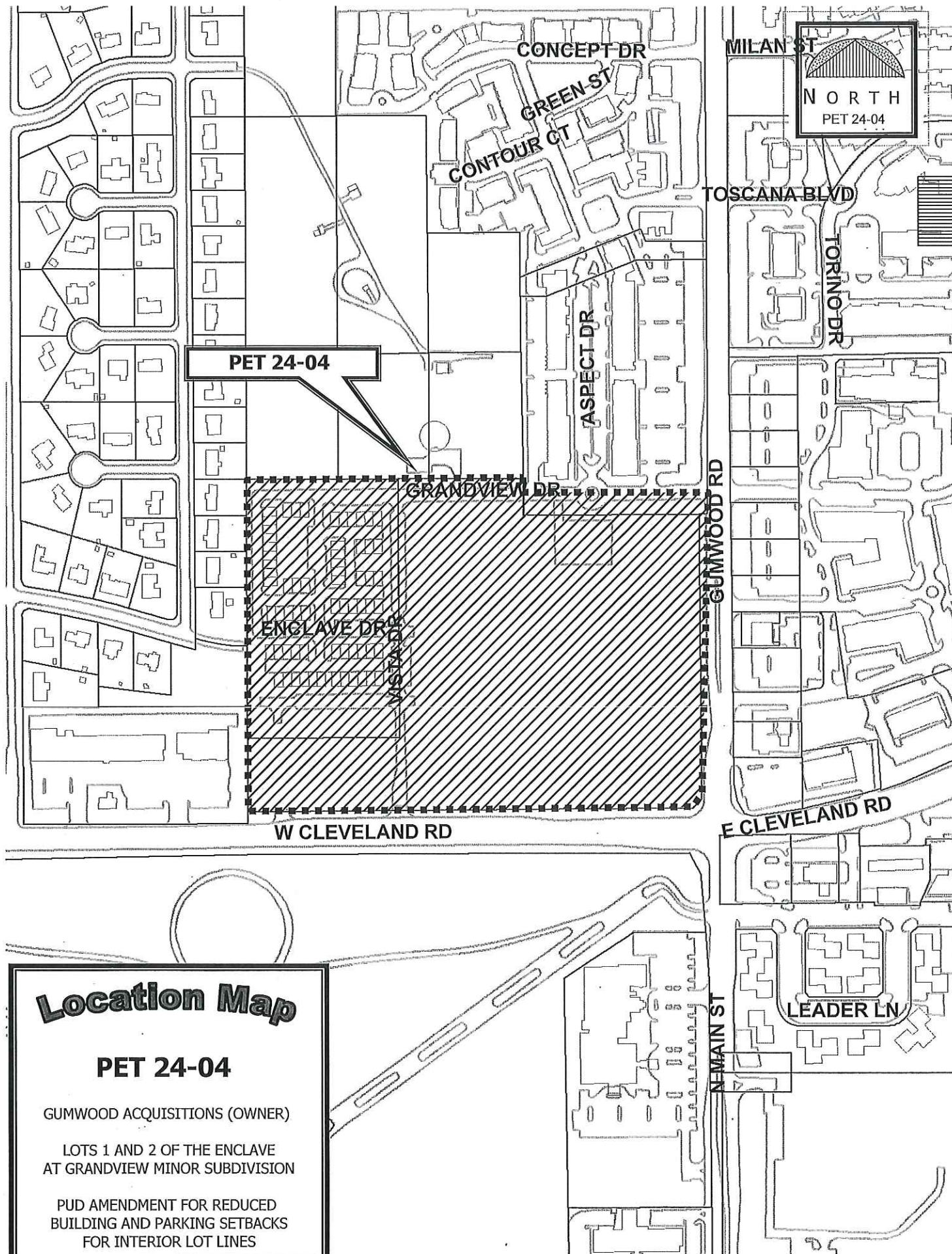


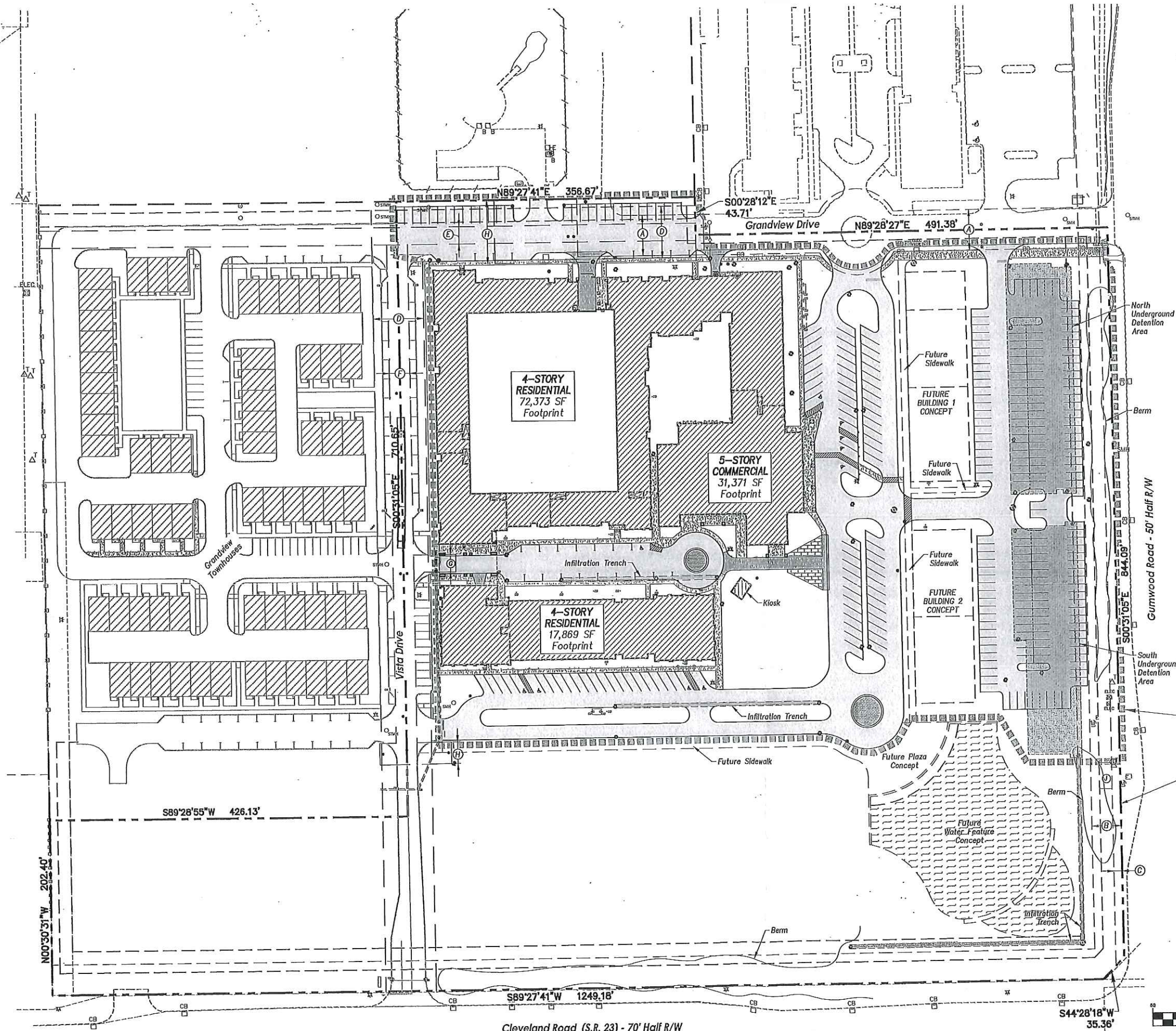
Richard Deahl
General Counsel

CONTACT PERSON

Steve Ruby
Abonmarche Consultants
315 W. Jefferson Blvd.
South Bend, IN 46601
(574) 538-2201
sruby@abonmarche.com







EXISTING FEATURES LEGEND

STM	OSMH	Storm/Sanitary Manhole	E	Electric Meter
CB		Catch Basin	ELEC	Electric Transformer
o		Water Valve	G	Gas Marker
XX		Fire Hydrant	LP	Light Pole
Δ		Telephone Pedestal		
A		Ingress/Egress & Utility Easement (Instr. #1827856)		
B		35' Green Buffer Easement		
C		10' Utility & Road Maintenance Easement (Instr. #1518561)		
D		60' City of Mishawaka Ingress/Egress & Drainage Easement		
E		20' Water Easement (Instr. #1827856)		
F		25' Water Easement (12.5' Each Side of Easement Centerline)		
G		20' Water Easement (10' Each Side of Easement Centerline)		
H		Public Access & Utility Easement (Instr. # 2021-19680)		
J		AT&T Easement (Instr. No. 1418937)		

PROPOSED FEATURES LEGEND

	Standard Duty HMA Pavement: 1-1/2" HMA Surface 2" HMA Intermediate 6" Compacted INDOT #53 Aggregate over Compacted Subbase
	8" Concrete Pavement
	4" Concrete Walk
	Grass Pavers; Contractor to Submit Shop Drawings for Engineer Review/Approval
	Brick Pavers
	Drainage/Sewer Structure
	Fire Hydrant
	Water Valve
	Clean-out

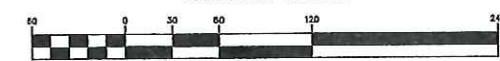
NOTE

See Sheet C2.1 - C2.2 for detailed site plan.

CONSTRUCTION LIMITS

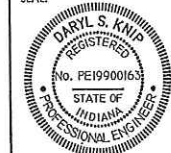
ENCLAVE AT GRANDVIEW MINOR SUBDIVISION BOUNDARY

GRAPHIC SCALE



NO.	REVISION DESCRIPTION	BY	DATE
-----	----------------------	----	------

DRAWN BY:	NI
DESIGNED BY:	DSK/RAD
PM REVIEW:	SDR
QA/QC REVIEW:	DSK
DATE:	02/02/2024
SEAL:	



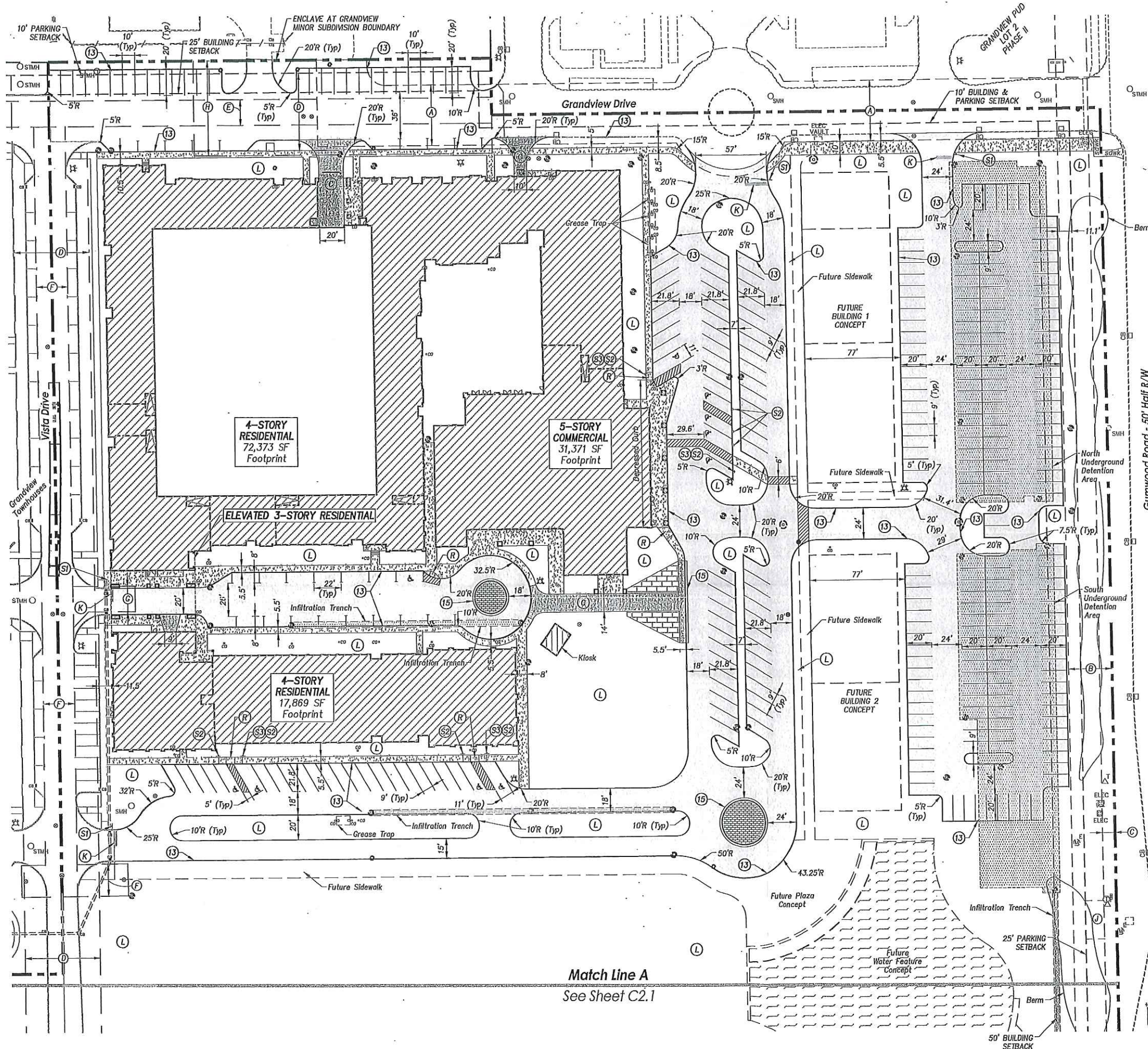
SIGNATURE:
DATE: 02/02/2024

SCALE:
HORZ: 1" = 60'
VERT: N/A

ACI JOB #
22-0189

SHEET NO.

C2.0



EXISTING FEATURES LEGEND

- | | | | |
|-----|---|------|----------------------|
| STM | Storm/Sanitary Manhole | E | Electric Meter |
| CB | Catch Basin | ELEC | Electric Transformer |
| WV | Water Valve | GM | Gas Marker |
| FH | Fire Hydrant | LP | Light Pole |
| TP | Telephone Pedestal | | |
| (A) | Ingress/Egress & Utility Easement (Instr. #1827856) | | |
| (B) | 35' Green Buffer Easement | | |
| (C) | 10' Utility & Road Maintenance Easement (Instr. #1518561) | | |
| (D) | 60' City of Mishawaka Ingress/Egress & Drainage Easement | | |
| (E) | 20' Water Easement (Instr. #1827856) | | |
| (F) | 25' Water Easement (12.5' Each Side of Easement Centerline) | | |
| (G) | 20' Water Easement (10' Each Side of Easement Centerline) | | |
| (H) | Public Access & Utility Easement (Instr. # 2021-19680) | | |
| (J) | AT&T Easement (Instr. No. 1418937) | | |

PROPOSED FEATURES LEGEND

- | | |
|---|---|
| Standard Duty HMA Pavement:
1-1/2" HMA Surface
2" HMA Intermediate
6" Compacted INDOT #53 Aggregate over Compacted Subbase | (L) Landscape Area |
| 8" Concrete Pavement | (R) Curb Ramp |
| 4" Concrete Walk | (S1) R1-1 "STOP" Sign & Post |
| Grass Pavers; Contractor to Submit Shop Drawings for Engineer Review/Approval | (S2) R7-8 "RESERVED PARKING" (ADA Access.) Sign & Post |
| Brick Pavers | (S3) R7-8 "RESERVED PARKING" (ADA Access.) Sign & Post w/ R7-8P "VAN ACCESSIBLE" Sign |
| (13) Standard Concrete Curb | DS Drainage/Sewer Structure |
| (16) Combination Curb & Gutter | FH Fire Hydrant |
| (K) Stop Bar Pmnt. Marking, 24" Solid Line, White | WV Water Valve |
| | CO Clean-out |

PARKING SPACE PAVEMENT MARKINGS

All pavement markings to be 4" solid point lines.
White for standard parking spaces, crosswalks and no access areas.
Blue for ADA accessible spaces & aisles.
Angled spaces @ 60°

TABULATED DATA

CURRENTLY PROPOSED CONSTRUCTION ONLY

Lot Coverage	Area (Ac)	Coverage %
Building Footprint	2.79	14.5 %
Pmnt. & Walk	4.70	24.4 %
Open Area	11.75	61.1 %
TOTAL	19.24 Ac.	100.0 %

PARKING SPACE TABULATED DATA

See Sheet C2.2

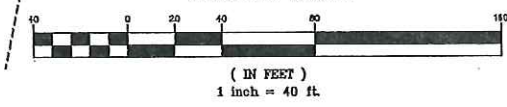
SITE PLAN CONSTRUCTION NOTES

See Sheet C2.2

GENERAL NOTES

- Current Zoning: S-2 Planned Unit Development
- Existing Land Use: Vacant
Proposed Land Use: Commercial/Residential
- Setbacks in accordance with the City of Mishawaka Zoning Ordinance.
- The building will be serviced by City of Mishawaka municipal water and sewer.
- Landscaping, lighting & signage will be in accordance with the zoning ordinance unless the proper variances are obtained.
- Storm water will be collected and managed on-site by the Owner.

GRAPHIC SCALE



ABONMACHE
315 W. Jefferson Blvd.
South Bend, IN 46601
773.232.9700
abonmache.com

Benjamin Abonmache
Professional Engineer
No. 1418937
Lafayette

Engineering, Architecture, Land Surveying

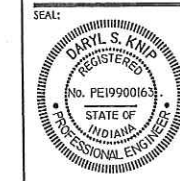
GRANDVIEW BLOCK 200 GUMWOOD DEVELOPMENT PUD MISHAWAKA, IN

PROJECT:

BID SET SITE LAYOUT PLAN

SHEET TITLE:

DRAWN BY: NI
DESIGNED BY: DSK/RAD
PAR REVIEW: SDR
QA/QC REVIEW: DSK
DATE: 02/02/2024



SIGNATURE: Daryl Krip
DATE: 02/02/2024

SCALE:
HORIZ: 1" = 40'
VERT: N/A

ACI JOB #
22-0189

SHEET NO.
C2.1

ENCLAVE AT GRANDVIEW MINOR SUBDIVISION LOT 2 REPLAT

INCLUDING A PORTION OF LOT 2 IN GUMWOOD ROAD DEVELOPMENT P.U.D. AND
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY
TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA

Received

FEB 21 2024

Planning and
Community Development

LEGEND:

- SET 5/8", 24" LONG REBAR WITH YELLOW I.D.
CAP "ABONMARCHÉ FIRM #0050"
- FOUND CAPPED REBAR "ABONMARCHÉ FIRM #0050"
- FOUND R/W MARKER
- FOUND HARRISON MONUMENT
- Ⓐ 50 FOOT BUILDING SETBACK LINE
- Ⓑ 25 FOOT BUILDING SETBACK LINE
- Ⓒ 20 FOOT WATER EASEMENT (10 FOOT EITHER SIDE OF EASEMENT CENTERLINE)
- Ⓓ 25 FOOT PARKING SETBACK LINE
- Ⓔ 6 FOOT PARKING SETBACK LINE
- Ⓕ 10 FOOT BUILDING/PARKING SETBACK LINE
- Ⓖ 10 FOOT UTILITY & ROAD MAINTENANCE EASEMENT PER INSTR. NO. 1518561
- Ⓗ 35-FOOT GREEN BUFFER (EASEMENT)
- Ⓘ 25 FOOT WATER EASEMENT (12.5 FOOT EITHER SIDE OF EASEMENT CENTERLINE) PER ENCLAVE AT GRANDVIEW MINOR SUBDIVISION INSTR. NO. 2023-05677
- ⓵ 20 FOOT WATER EASEMENT (10 FOOT EITHER SIDE OF EASEMENT CENTERLINE/LOT LINE) PER ENCLAVE AT GRANDVIEW MINOR SUBDIVISION INSTR. NO. 2023-05677
- Ⓚ 15 FT. X 30 FT. AT&T EASEMENT PER INSTR. NO. 1418937
- Ⓛ 20 FOOT WATER EASEMENT PER INSTR. NO. 1827856
- Ⓜ 25 FOOT UTILITY EASEMENT PER INSTR. NO. 1609393
- Ⓝ 60 FOOT INGRESS/EGRESS & DRAINAGE/UTILITY EASEMENT PER ENCLAVE AT GRANDVIEW MINOR SUBDIVISION INSTR. NO. 2023-05677
- Ⓞ PUBLIC ACCESS AND UTILITY EASEMENT PER INSTR. NO. 2021-19680 (SOLID GRAY HATCH)
- Ⓟ DRAINAGE EASEMENT (CROSS HATCHED) TO BENEFIT LOTS A, B AND C
- Ⓢ INGRESS/EGRESS & UTILITY EASEMENT PER INSTR. NO. 1827856 (CROSS HATCH)
- Ⓡ 10 FOOT DRAINAGE EASEMENT PER ENCLAVE AT GRANDVIEW MINOR SUBDIVISION INSTR. NO. 2023-05677

STREET CLASSIFICATION:

ARTERIAL GUMWOOD ROAD (R/W VARIES)
ARTERIAL CLEVELAND ROAD (S.R. 23) (R/W VARIES)

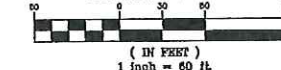
SURVEYED BY:

ABONMARCHÉ CONSULTANTS, INC.
315 W JEFFERSON BOULEVARD
SOUTH BEND, IN 46601

DEVELOPER:

GUMWOOD ACQUISITIONS L.L.C.
51910 GUMWOOD ROAD
GRANGER, IN 46530

GRAPHIC SCALE



ABONMARCHÉ

315 W JEFFERSON BOULEVARD
SOUTH BEND, IN 46601
TEL: 734.232.8700
WWW.ABONMARCHÉ.COM

PROJECT: ENCLAVE AT GRANDVIEW MINOR SUBDIVISION LOT 2 REPLAT
INCLUDING A PORTION OF LOT 2 IN GUMWOOD ROAD DEVELOPMENT P.U.D.
AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38
NORTH, RANGE 3 EAST, CLAY TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH
COUNTY, INDIANA

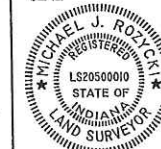
DRAWN BY:
CMR

PM REVIEW:
SR

QA/QC REVIEW:

DATE:
2/21/2024

SEAL:



HARD COPY IS INTENDED TO
BE 24" X 36" WHEN PLOTTED.
SCALE(S) INDICATED AND
GRAPHIC QUALITY MAY NOT
BE ACCURATE FOR ANY
OTHER SIZES

SCALE:
HORZ: 1" = 60'

ACT JOB #

22-0189

SHEET NO.

1 of 2

SEC. 21-T38N-R3E

NO. REVISION DESCRIPTION: BY: DATE:



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: February 22, 2024
To: Honorable Members of the Common Council
From: Rebecca Maguire *RS*
Re: **Presentment of voided two-year-old checks**

For the next meeting on March 4th is the presentment of voided two-year-old checks pursuant to IC 5-11-10.5. All checks outstanding and unpaid for a period of two years as of December 31st of each year are voided and receipted back into their original fund. No action by the council is required.

Please contact me with any questions.

c: David A. Wood

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2021 - To Payment Date: 12/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Transaction Amount	Reconciled Amount
LCGN - LCB GENERAL							
<u>Check</u>							
68899	01/19/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	2204 - Park and Recreation - Operating			2204.101 (Cash- Lake City-7322)		\$165.00	
72467	06/15/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	2204 - Park and Recreation - Operating			2204.101 (Cash- Lake City-7322)		\$95.00	
73582	07/27/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	2204 - Park and Recreation - Operating			2204.101 (Cash- Lake City-7322)		\$75.00	
76136	11/09/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	2204 - Park and Recreation - Operating			2204.101 (Cash- Lake City-7322)		\$15.00	
76149	11/09/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	2204 - Park and Recreation - Operating			2204.101 (Cash- Lake City-7322)		\$75.00	
TOTAL (PARK)						\$425.00	MISP
70166	03/09/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	2301 - Donations - Park			2301.101 (Cash- Lake City-7322)		\$2,932.50	
TOTAL (PARK GIFT)						\$2,932.50	MPKG
69230	01/26/2021	Open			Accounts Payable		
	Paying Fund				Cash Account	Amount	
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)		\$50.71	

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\$50.71

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68694	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$20.23
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$20.23	
68714	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$3.67
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3.67	
68721	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$33.59
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$33.59	
68737	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$17.31
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$17.31	
68741	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$43.28
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$43.28	
68748	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$77.82
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$77.82	
68761	01/12/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$27.84
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$27.84	
68947	01/26/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$3.66
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3.66	
68995	01/26/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$65.69
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$65.69	
69017	01/26/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$48.84

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69019	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$48.84	
	01/26/2021	Open	Accounts Payable		
	Paying Fund		Cash Account	Amount	\$6.46
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$6.46	
69291	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$89.28
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$89.28	
	02/09/2021		Accounts Payable		
69296	Paying Fund		Cash Account	Amount	\$15.76
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$15.76	
	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$290.19
69319	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$290.19	
	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$44.39
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$44.39	
69327	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$182.99
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$182.99	
	02/09/2021		Accounts Payable		
69330	Paying Fund		Cash Account	Amount	\$12.88
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$12.88	
	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$9.07
69335	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$9.07	
	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$41.72
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$41.72	
69370	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	\$0.82
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.82	
	02/09/2021		Accounts Payable		
69388	Paying Fund		Cash Account	Amount	\$8.76
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$8.76	
	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	
69392	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		
	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		
69405	02/09/2021		Accounts Payable		
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		
	02/09/2021		Accounts Payable		

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69408	02/09/2021	Open	Accounts Payable		\$97.81
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$97.81	
69413	02/09/2021	Open	Accounts Payable		\$16.79
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$16.79	
69417	02/09/2021	Open	Accounts Payable		\$105.65
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$105.65	
69431	02/09/2021	Open	Accounts Payable		\$22.97
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$22.97	
69472	02/09/2021	Open	Accounts Payable		\$109.10
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$109.10	
69479	02/09/2021	Open	Accounts Payable		\$70.88
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$70.88	
69489	02/09/2021	Open	Accounts Payable		\$36.80
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$36.80	
69527	02/09/2021	Open	Accounts Payable		\$7.61
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$7.61	
69573	02/09/2021	Open	Accounts Payable		\$16.99
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$16.99	
69692	02/23/2021	Open	Accounts Payable		\$63.38
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$63.38	
69710	02/23/2021	Open	Accounts Payable		\$83.64
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$83.64	
69718	02/23/2021	Open	Accounts Payable		\$89.85
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$89.85	
69719	02/23/2021	Open	Accounts Payable		\$20.14

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	Paying Fund	Cash Account	Amount	
69972	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$20.14	
	03/09/2021 Open	Accounts Payable		\$2.01
	Paying Fund	Cash Account	Amount	
69973	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$2.01	
	03/09/2021 Open	Accounts Payable		\$10.11
	Paying Fund	Cash Account	Amount	
69982	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$10.11	
	03/09/2021 Open	Accounts Payable		\$51.98
	Paying Fund	Cash Account	Amount	
70232	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$51.98	
	03/23/2021 Open	Accounts Payable		\$0.95
	Paying Fund	Cash Account	Amount	
70237	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.95	
	03/23/2021 Open	Accounts Payable		\$100.00
	Paying Fund	Cash Account	Amount	
70251	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$100.00	
	03/23/2021 Open	Accounts Payable		\$10.45
	Paying Fund	Cash Account	Amount	
70260	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$10.45	
	03/23/2021 Open	Accounts Payable		\$17.83
	Paying Fund	Cash Account	Amount	
70495	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$17.83	
	04/06/2021 Open	Accounts Payable		\$30.90
	Paying Fund	Cash Account	Amount	
70521	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$30.90	
	04/06/2021 Open	Accounts Payable		\$88.10
	Paying Fund	Cash Account	Amount	
70552	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$88.10	
	04/06/2021 Open	Accounts Payable		\$12.48
	Paying Fund	Cash Account	Amount	
70567	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$12.48	
	04/06/2021 Open	Accounts Payable		\$1.48
	Paying Fund	Cash Account	Amount	
70721	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$1.48	
	04/09/2021 Open	Accounts Payable		\$54.54
	Paying Fund	Cash Account	Amount	

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70800	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$54.54	
	04/20/2021 Open	Accounts Payable		\$15.80
	Paying Fund	Cash Account	Amount	
70808	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$15.80	
	04/20/2021 Open	Accounts Payable		\$8.80
	Paying Fund	Cash Account	Amount	
70810	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$8.80	
	04/20/2021 Open	Accounts Payable		\$59.11
	Paying Fund	Cash Account	Amount	
70822	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$59.11	
	04/20/2021 Open	Accounts Payable		\$63.11
	Paying Fund	Cash Account	Amount	
70838	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$63.11	
	04/20/2021 Open	Accounts Payable		\$6.77
	Paying Fund	Cash Account	Amount	
70840	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$6.77	
	04/20/2021 Open	Accounts Payable		\$95.17
	Paying Fund	Cash Account	Amount	
70847	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$95.17	
	04/20/2021 Open	Accounts Payable		\$23.58
	Paying Fund	Cash Account	Amount	
70850	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$23.58	
	04/20/2021 Open	Accounts Payable		\$26.81
	Paying Fund	Cash Account	Amount	
70853	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$26.81	
	04/20/2021 Open	Accounts Payable		\$51.56
	Paying Fund	Cash Account	Amount	
70863	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$51.56	
	04/20/2021 Open	Accounts Payable		\$92.16
	Paying Fund	Cash Account	Amount	
70872	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$92.16	
	04/20/2021 Open	Accounts Payable		\$93.70
	Paying Fund	Cash Account	Amount	
70881	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$93.70	
	04/20/2021 Open	Accounts Payable		\$6.95
	Paying Fund	Cash Account	Amount	
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$6.95	

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71152	05/04/2021	Open	Accounts Payable	\$57.76
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$57.76
71158	05/04/2021	Open	Accounts Payable	\$84.67
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$84.67
71176	05/04/2021	Open	Accounts Payable	\$91.65
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$91.65
71189	05/04/2021	Open	Accounts Payable	\$66.92
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$66.92
71206	05/04/2021	Open	Accounts Payable	\$59.78
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$59.78
71223	05/04/2021	Open	Accounts Payable	\$33.97
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$33.97
71481	05/18/2021	Open	Accounts Payable	\$34.66
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$34.66
71490	05/18/2021	Open	Accounts Payable	\$8.98
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$8.98
71492	05/18/2021	Open	Accounts Payable	\$92.14
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$92.14
71499	05/18/2021	Open	Accounts Payable	\$3.77
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3.77
71543	05/18/2021	Open	Accounts Payable	\$21.50
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$21.50
71549	05/18/2021	Open	Accounts Payable	\$153.98
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$153.98
71565	05/18/2021	Open	Accounts Payable	\$28.48

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	Paying Fund	Cash Account	Amount	
71904	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$28.48	
	06/01/2021 Open	Accounts Payable		\$90.18
	Paying Fund	Cash Account	Amount	
71909	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$90.18	
	06/01/2021 Open	Accounts Payable		\$93.06
	Paying Fund	Cash Account	Amount	
71929	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$93.06	
	06/01/2021 Open	Accounts Payable		\$175.17
	Paying Fund	Cash Account	Amount	
72168	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$175.17	
	06/15/2021 Open	Accounts Payable		\$78.41
	Paying Fund	Cash Account	Amount	
72172	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$78.41	
	06/15/2021 Open	Accounts Payable		\$14.13
	Paying Fund	Cash Account	Amount	
72173	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$14.13	
	06/15/2021 Open	Accounts Payable		\$11.68
	Paying Fund	Cash Account	Amount	
72219	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$11.68	
	06/15/2021 Open	Accounts Payable		\$100.00
	Paying Fund	Cash Account	Amount	
72225	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$100.00	
	06/15/2021 Open	Accounts Payable		\$15.87
	Paying Fund	Cash Account	Amount	
72274	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$15.87	
	06/15/2021 Open	Accounts Payable		\$81.24
	Paying Fund	Cash Account	Amount	
72291	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$81.24	
	06/15/2021 Open	Accounts Payable		\$10.42
	Paying Fund	Cash Account	Amount	
72300	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$10.42	
	06/15/2021 Open	Accounts Payable		\$8.76
	Paying Fund	Cash Account	Amount	
72303	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$8.76	
	06/15/2021 Open	Accounts Payable		\$0.56
	Paying Fund	Cash Account	Amount	

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72330	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.56	
	06/15/2021 Open	Accounts Payable		\$52.67
	Paying Fund	Cash Account	Amount	
72344	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$52.67	
	06/15/2021 Open	Accounts Payable		\$61.00
	Paying Fund	Cash Account	Amount	
72637	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$61.00	
	06/29/2021 Open	Accounts Payable		\$18.19
	Paying Fund	Cash Account	Amount	
72643	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$18.19	
	06/29/2021 Open	Accounts Payable		\$59.15
	Paying Fund	Cash Account	Amount	
72648	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$59.15	
	06/29/2021 Open	Accounts Payable		\$48.84
	Paying Fund	Cash Account	Amount	
72652	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$48.84	
	06/29/2021 Open	Accounts Payable		\$66.90
	Paying Fund	Cash Account	Amount	
72654	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$66.90	
	06/29/2021 Open	Accounts Payable		\$19.77
	Paying Fund	Cash Account	Amount	
72656	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$19.77	
	06/29/2021 Open	Accounts Payable		\$3.29
	Paying Fund	Cash Account	Amount	
72662	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$3.29	
	06/29/2021 Open	Accounts Payable		\$85.01
	Paying Fund	Cash Account	Amount	
72664	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$85.01	
	06/29/2021 Open	Accounts Payable		\$0.17
	Paying Fund	Cash Account	Amount	
72938	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.17	
	07/13/2021 Open	Accounts Payable		\$5.76
	Paying Fund	Cash Account	Amount	
72940	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$5.76	
	07/13/2021 Open	Accounts Payable		\$34.63
	Paying Fund	Cash Account	Amount	
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$34.63	

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72947	07/13/2021	Open	Accounts Payable		\$23.17
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$23.17	
72956	07/13/2021	Open	Accounts Payable		\$0.77
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.77	
72985	07/13/2021	Open	Accounts Payable		\$21.44
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$21.44	
72995	07/13/2021	Open	Accounts Payable		\$13.44
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$13.44	
72998	07/13/2021	Open	Accounts Payable		\$28.43
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$28.43	
72999	07/13/2021	Open	Accounts Payable		\$17.50
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$17.50	
73007	07/13/2021	Open	Accounts Payable		\$3.73
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3.73	
73015	07/13/2021	Open	Accounts Payable		\$8.66
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$8.66	
73021	07/13/2021	Open	Accounts Payable		\$2.85
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$2.85	
73028	07/13/2021	Open	Accounts Payable		\$25.73
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$25.73	
73034	07/13/2021	Open	Accounts Payable		\$74.45
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$74.45	
73270	07/27/2021	Open	Accounts Payable		\$57.10
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$57.10	
73282	07/27/2021	Open	Accounts Payable		\$167.99

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	Paying Fund	Cash Account	Amount	
73308	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$167.99	
	07/27/2021 Open	Accounts Payable		\$42.46
	Paying Fund	Cash Account	Amount	
73310	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$42.46	
	07/27/2021 Open	Accounts Payable		\$33.91
	Paying Fund	Cash Account	Amount	
73314	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$33.91	
	07/27/2021 Open	Accounts Payable		\$143.26
	Paying Fund	Cash Account	Amount	
73320	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$143.26	
	07/27/2021 Open	Accounts Payable		\$7.12
	Paying Fund	Cash Account	Amount	
73341	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$7.12	
	07/27/2021 Open	Accounts Payable		\$101.37
	Paying Fund	Cash Account	Amount	
73366	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$101.37	
	07/27/2021 Open	Accounts Payable		\$75.89
	Paying Fund	Cash Account	Amount	
73377	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$75.89	
	07/27/2021 Open	Accounts Payable		\$96.98
	Paying Fund	Cash Account	Amount	
73408	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$96.98	
	07/27/2021 Open	Accounts Payable		\$16.33
	Paying Fund	Cash Account	Amount	
73414	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$16.33	
	07/27/2021 Open	Accounts Payable		\$143.36
	Paying Fund	Cash Account	Amount	
73416	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$143.36	
	07/27/2021 Open	Accounts Payable		\$121.92
	Paying Fund	Cash Account	Amount	
73417	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$121.92	
	07/27/2021 Open	Accounts Payable		\$14.44
	Paying Fund	Cash Account	Amount	
73418	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$14.44	
	07/27/2021 Open	Accounts Payable		\$139.87
	Paying Fund	Cash Account	Amount	

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73453	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$139.87	
	07/27/2021 Open	Accounts Payable		\$0.47
	Paying Fund	Cash Account	Amount	
73467	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.47	
	07/27/2021 Open	Accounts Payable		\$267.95
	Paying Fund	Cash Account	Amount	
73933	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$267.95	
	08/19/2021 Open	Accounts Payable		\$168.92
	Paying Fund	Cash Account	Amount	
73964	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$168.92	
	08/24/2021 Open	Accounts Payable		\$9.39
	Paying Fund	Cash Account	Amount	
73989	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$9.39	
	08/24/2021 Open	Accounts Payable		\$130.59
	Paying Fund	Cash Account	Amount	
73992	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$130.59	
	08/24/2021 Open	Accounts Payable		\$40.36
	Paying Fund	Cash Account	Amount	
73993	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$40.36	
	08/24/2021 Open	Accounts Payable		\$37.50
	Paying Fund	Cash Account	Amount	
74014	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$37.50	
	08/24/2021 Open	Accounts Payable		\$9.36
	Paying Fund	Cash Account	Amount	
74026	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$9.36	
	08/24/2021 Open	Accounts Payable		\$57.09
	Paying Fund	Cash Account	Amount	
74034	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$57.09	
	08/24/2021 Open	Accounts Payable		\$18.19
	Paying Fund	Cash Account	Amount	
74035	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$18.19	
	08/24/2021 Open	Accounts Payable		\$77.03
	Paying Fund	Cash Account	Amount	
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$77.03	

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74063	08/24/2021	Open	Accounts Payable		\$69.91
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$69.91
74070	08/24/2021	Open	Accounts Payable		\$87.47
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$87.47
74079	08/24/2021	Open	Accounts Payable		\$94.31
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$94.31
74346	09/07/2021	Open	Accounts Payable		\$86.76
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$86.76
74349	09/07/2021	Open	Accounts Payable		\$5.24
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$5.24
74356	09/07/2021	Open	Accounts Payable		\$79.68
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$79.68
74358	09/07/2021	Open	Accounts Payable		\$53.17
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$53.17
74361	09/07/2021	Open	Accounts Payable		\$74.19
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$74.19
74375	09/07/2021	Open	Accounts Payable		\$46.00
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$46.00
74380	09/07/2021	Open	Accounts Payable		\$17.52
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$17.52
74384	09/07/2021	Open	Accounts Payable		\$378.68
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$378.68
74389	09/07/2021	Open	Accounts Payable		\$71.89
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$71.89
74390	09/07/2021	Open	Accounts Payable		\$32.25

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	Paying Fund	Cash Account	Amount	
74405	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$32.25	
	09/07/2021 Open	Accounts Payable		\$23.85
	Paying Fund	Cash Account	Amount	
74411	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$23.85	
	09/07/2021 Open	Accounts Payable		\$16.85
	Paying Fund	Cash Account	Amount	
74419	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$16.85	
	09/07/2021 Open	Accounts Payable		\$63.17
	Paying Fund	Cash Account	Amount	
74420	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$63.17	
	09/07/2021 Open	Accounts Payable		\$130.20
	Paying Fund	Cash Account	Amount	
74428	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$130.20	
	09/07/2021 Open	Accounts Payable		\$7.28
	Paying Fund	Cash Account	Amount	
74430	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$7.28	
	09/07/2021 Open	Accounts Payable		\$78.90
	Paying Fund	Cash Account	Amount	
74434	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$78.90	
	09/07/2021 Open	Accounts Payable		\$114.90
	Paying Fund	Cash Account	Amount	
74443	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$114.90	
	09/07/2021 Open	Accounts Payable		\$52.16
	Paying Fund	Cash Account	Amount	
74452	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$52.16	
	09/07/2021 Open	Accounts Payable		\$41.75
	Paying Fund	Cash Account	Amount	
74465	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$41.75	
	09/07/2021 Open	Accounts Payable		\$29.98
	Paying Fund	Cash Account	Amount	
74475	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$29.98	
	09/07/2021 Open	Accounts Payable		\$100.00
	Paying Fund	Cash Account	Amount	
74533	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$100.00	
	09/07/2021 Open	Accounts Payable		\$191.08
	Paying Fund	Cash Account	Amount	

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74739	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$191.08	
	09/21/2021 Open	Accounts Payable		\$48.53
	Paying Fund	Cash Account	Amount	
74741	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$48.53	
	09/21/2021 Open	Accounts Payable		\$14.92
	Paying Fund	Cash Account	Amount	
74756	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$14.92	
	09/21/2021 Open	Accounts Payable		\$180.93
	Paying Fund	Cash Account	Amount	
74757	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$180.93	
	09/21/2021 Open	Accounts Payable		\$14.18
	Paying Fund	Cash Account	Amount	
74767	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$14.18	
	09/21/2021 Open	Accounts Payable		\$4.23
	Paying Fund	Cash Account	Amount	
74772	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$4.23	
	09/21/2021 Open	Accounts Payable		\$27.92
	Paying Fund	Cash Account	Amount	
74773	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$27.92	
	09/21/2021 Open	Accounts Payable		\$172.23
	Paying Fund	Cash Account	Amount	
74785	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$172.23	
	09/21/2021 Open	Accounts Payable		\$77.43
	Paying Fund	Cash Account	Amount	
74788	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$77.43	
	09/21/2021 Open	Accounts Payable		\$37.99
	Paying Fund	Cash Account	Amount	
74795	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$37.99	
	09/21/2021 Open	Accounts Payable		\$48.00
	Paying Fund	Cash Account	Amount	
74802	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$48.00	
	09/21/2021 Open	Accounts Payable		\$157.30
	Paying Fund	Cash Account	Amount	
74821	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$157.30	
	09/21/2021 Open	Accounts Payable		\$0.78
	Paying Fund	Cash Account	Amount	
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.78	

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74833	09/21/2021	Open	Accounts Payable		\$5.90
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$5.90	
75130	10/05/2021	Open	Accounts Payable		\$48.33
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$48.33	
75136	10/05/2021	Open	Accounts Payable		\$76.17
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$76.17	
75141	10/05/2021	Open	Accounts Payable		\$79.70
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$79.70	
75150	10/05/2021	Open	Accounts Payable		\$17.81
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$17.81	
75155	10/05/2021	Open	Accounts Payable		\$14.04
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$14.04	
75160	10/05/2021	Open	Accounts Payable		\$42.72
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$42.72	
75168	10/05/2021	Open	Accounts Payable		\$2.38
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$2.38	
75169	10/05/2021	Open	Accounts Payable		\$9.73
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$9.73	
75194	10/05/2021	Open	Accounts Payable		\$41.83
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$41.83	
75205	10/05/2021	Open	Accounts Payable		\$3.37
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3.37	
75208	10/05/2021	Open	Accounts Payable		\$28.77
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$28.77	
75214	10/05/2021	Open	Accounts Payable		\$104.22

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	Paying Fund	Cash Account	Amount	
75447	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$104.22	
	10/19/2021 Open	Accounts Payable		\$74.04
	Paying Fund	Cash Account	Amount	
75461	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$74.04	
	10/19/2021 Open	Accounts Payable		\$176.56
	Paying Fund	Cash Account	Amount	
75463	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$176.56	
	10/19/2021 Open	Accounts Payable		\$30.48
	Paying Fund	Cash Account	Amount	
75480	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$30.48	
	10/19/2021 Open	Accounts Payable		\$157.31
	Paying Fund	Cash Account	Amount	
75492	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$157.31	
	10/19/2021 Open	Accounts Payable		\$7.59
	Paying Fund	Cash Account	Amount	
75496	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$7.59	
	10/19/2021 Open	Accounts Payable		\$76.28
	Paying Fund	Cash Account	Amount	
75509	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$76.28	
	10/19/2021 Open	Accounts Payable		\$57.47
	Paying Fund	Cash Account	Amount	
75515	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$57.47	
	10/19/2021 Open	Accounts Payable		\$24.32
	Paying Fund	Cash Account	Amount	
75516	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$24.32	
	10/19/2021 Open	Accounts Payable		\$69.65
	Paying Fund	Cash Account	Amount	
75521	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$69.65	
	10/19/2021 Open	Accounts Payable		\$0.81
	Paying Fund	Cash Account	Amount	
75530	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.81	
	10/19/2021 Open	Accounts Payable		\$33.36
	Paying Fund	Cash Account	Amount	
75536	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$33.36	
	10/19/2021 Open	Accounts Payable		\$117.36
	Paying Fund	Cash Account	Amount	

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75556	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$117.36	
	10/19/2021 Open	Accounts Payable		\$54.67
	Paying Fund	Cash Account	Amount	
75557	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$54.67	
	10/19/2021 Open	Accounts Payable		\$180.00
	Paying Fund	Cash Account	Amount	
75567	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$180.00	
	10/19/2021 Open	Accounts Payable		\$100.60
	Paying Fund	Cash Account	Amount	
75592	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$100.60	
	10/19/2021 Open	Accounts Payable		\$45.41
	Paying Fund	Cash Account	Amount	
75855	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$45.41	
	11/02/2021 Open	Accounts Payable		\$41.39
	Paying Fund	Cash Account	Amount	
75881	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$41.39	
	11/02/2021 Open	Accounts Payable		\$160.20
	Paying Fund	Cash Account	Amount	
75884	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$160.20	
	11/02/2021 Open	Accounts Payable		\$23.79
	Paying Fund	Cash Account	Amount	
75887	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$23.79	
	11/02/2021 Open	Accounts Payable		\$19.51
	Paying Fund	Cash Account	Amount	
75898	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$19.51	
	11/02/2021 Open	Accounts Payable		\$1.05
	Paying Fund	Cash Account	Amount	
75899	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$1.05	
	11/02/2021 Open	Accounts Payable		\$5.30
	Paying Fund	Cash Account	Amount	
76164	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$5.30	
	11/16/2021 Open	Accounts Payable		\$522.80
	Paying Fund	Cash Account	Amount	
76168	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$522.80	
	11/16/2021 Open	Accounts Payable		\$22.56
	Paying Fund	Cash Account	Amount	
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$22.56	

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76171	11/16/2021	Open	Accounts Payable		\$48.67
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$48.67	
76176	11/16/2021	Open	Accounts Payable		\$120.24
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$120.24	
76192	11/16/2021	Open	Accounts Payable		\$15.05
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$15.05	
76198	11/16/2021	Open	Accounts Payable		\$0.93
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.93	
76214	11/16/2021	Open	Accounts Payable		\$325.25
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$325.25	
76222	11/16/2021	Open	Accounts Payable		\$32.38
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$32.38	
76229	11/16/2021	Open	Accounts Payable		\$8.09
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$8.09	
76233	11/16/2021	Open	Accounts Payable		\$65.44
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$65.44	
76237	11/16/2021	Open	Accounts Payable		\$93.56
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$93.56	
76247	11/16/2021	Open	Accounts Payable		\$30.19
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$30.19	
76248	11/16/2021	Open	Accounts Payable		\$61.47
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$61.47	
76257	11/16/2021	Open	Accounts Payable		\$148.71
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$148.71	
76263	11/16/2021	Open	Accounts Payable		\$3.97

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	Paying Fund	Cash Account	Amount	
76525	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$3.97	
	11/30/2021 Open	Accounts Payable		\$70.64
	Paying Fund	Cash Account	Amount	
76533	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$70.64	
	11/30/2021 Open	Accounts Payable		\$68.08
	Paying Fund	Cash Account	Amount	
76537	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$68.08	
	11/30/2021 Open	Accounts Payable		\$31.83
	Paying Fund	Cash Account	Amount	
76757	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$31.83	
	12/14/2021 Open	Accounts Payable		\$100.72
	Paying Fund	Cash Account	Amount	
76797	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$100.72	
	12/14/2021 Open	Accounts Payable		\$101.82
	Paying Fund	Cash Account	Amount	
76802	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$101.82	
	12/14/2021 Open	Accounts Payable		\$13.45
	Paying Fund	Cash Account	Amount	
76808	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$13.45	
	12/14/2021 Open	Accounts Payable		\$15.48
	Paying Fund	Cash Account	Amount	
76817	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$15.48	
	12/14/2021 Open	Accounts Payable		\$27.02
	Paying Fund	Cash Account	Amount	
76831	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$27.02	
	12/14/2021 Open	Accounts Payable		\$59.61
	Paying Fund	Cash Account	Amount	
76845	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$59.61	
	12/14/2021 Open	Accounts Payable		\$11.19
	Paying Fund	Cash Account	Amount	
76851	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$11.19	
	12/14/2021 Open	Accounts Payable		\$13.35
	Paying Fund	Cash Account	Amount	
76853	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$13.35	
	12/14/2021 Open	Accounts Payable		\$64.81
	Paying Fund	Cash Account	Amount	

Payment Register

From Payment Date: 1/1/2021 - To Payment Date: 12/31/2021

76871	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$64.81	
	12/14/2021	Open	Accounts Payable		\$26.18
	Paying Fund		Cash Account	Amount	
76887	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$26.18	
	12/14/2021	Open	Accounts Payable		\$27.03
	Paying Fund		Cash Account	Amount	
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$27.03	

OVERPAYMENT REFUNDS \$13,576.62 ELOR

GRAND TOTAL \$16,984.83