



AGENDA

April 08, 2024

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): 2331 293 3663
Meeting password: WPpSZANy574

Livestream #1:
<https://mishawaka.in.gov/government/elected-appointed-officials/common-council/>

Livestream #2
<https://www.facebook.com/cityofmishawaka/>

Livestream #3: www.youtube.com/@cityofmishawaka635

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

Dial: [23312933663@mishawaka.webex.com](https://mishawaka.webex.com/join/23312933663)

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of March 18, 2024

5. Petitions, Communications, Remonstrance and Memorial

Appeal No. 2024-05 Use Variance to allow a Food Truck in the
Parking Lot of Pilo's Body Shop - 1017 E.
Jefferson Blvd.

Appeal No. 2024-07 Use Variance to allow Duplex in R-1 Single
Family Residential- 311 Taylor St.

Appeal No. 2024-08 Use Variance to allow for a Restaurant with
Drive-Thru (Jimmy Johns) in C-1 General
Commercial District - 415 Bittersweet Rd.

Petition No. 2024-05 Rezone from C-1 General Commercial to C-10
Filling Station Commercial for proposed
Casey's Convenience Store & Gas Station - SE
corner of Douglas & Fir Rd.

Petition No. 2024-06 Rezone from R-1 Single Family Residential to
C-1 General Commercial for a Restaurant with
Drive- Thru (Jimmy Johns)- 415 Bittersweet Rd.

Presentment of Redevelopment Commission Activities Report for 2023 – No Action Required

6. Report of Special Committee

7. Ordinances on First Reading

8. Resolutions

R2024-03 Tax Abatement Compliance Report 2024

9. Ordinances on Second Reading

P.O. No. 2024-04 PUD amendment for reduced building & parking
setbacks for interior lot lines - Lot 1 & 2 of
the Enclave at Grandview Minor Subdivision
(Assigned to Land Use Planning Committee)

- P.O. No. 2024-05 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 **Public Hearing-No Vote**
- P.O. No. 2024-06 Annex 30.64 Acres & Establish Zoning as S-2 PUD - NW corner Capital Ave. & Cleveland Rd. **Public Hearing-No Vote**
- P.O. No. 2024-07 Annex & Zone to S-2 PUD for Residential Subdivision - SE corner of Bremen Hwy & Dragoon Tr. **Public Hearing-No Vote**

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 and YouTube pages, <https://www.facebook.com/cityofmishawaka/> and www.youtube.com/@cityofmishawaka635 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.



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