

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

March 24, 2025

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 March 24, 2025, 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 attends 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.

City Clerk Debbie Ladyga-Block called the roll.

Present: Mrs. Hazen (P), Mrs. Voelker (P), Mr. Carroll (P), Mr. Banicki (P), Mr. Emmons (P), Ms. Hahn (P), Mr. Mammolenti (P), Mr. Violi (P), Mr. Hixenbaugh (P)
P: Present E: Electronically Participating A: Absent

Also Present: Mike Trippel, Council Attorney

Minutes for the Regular Meeting on February 17, 2025, were approved as received from the Clerk's Office.

Clerk Block read the following appeals and petitions by title.

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| Appeal No. 2025-07 | Use Variance to allow for an Assembly Hall/Event Center/Banquet Hall in C-2 Shopping Center Commercial District – 526 W. McKinley |
| Appeal No. 2025-08 | Use Variance to allow for Outside Storage of Landscape Materials – 2019 & 2001 Lincolnway West |
| Petition No. 2025-03 | Rezone from C-1 General Commercial to R-1 Single-Family Residential for an Existing House – 115 Virginia St. |
| Petition No. 2025-04 | Rezone from C-1 General Commercial to R-3 Multi-Family Residential to allow 7 Multi-Family Residential Buildings with 20 Dwelling Units – 2400 & 2406 Schumacher Dr. |
| Petition No. 2025-05 | Rezone from I-1 Light Industrial & R-2 Two Family Residential to C-4 Automobile Oriented Commercial – 1032 E. Jefferson (NW corner) & 1023 E Jefferson (SW corner) |

Petition No. 2025-06

Rezone from R-1 Light Industrial to R-1 Single Family Residential
for an Existing House – 1113 Ann St.

Clerk Block read a letter from the City Plan Commission regarding their recommendations from their March 11, 2025 meeting.

Clerk Block read the following proposed ordinances by title and assigned committee.

PROPOSED ORDINANCE NO. 2025-03

**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 1966” OF THE CITY OF
MISHAWAKA, INDIANA.**

**Rezone from C-1 General Commercial to R-1 Single Family – 505 Carlton St.
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2025-04

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

**Rezone from R-2 Two Family Residential to I-1 Light Industrial – 400 Block of E. 10th St.
(Assigned to Land Use Planning Committee)**

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

PROPOSED ORDINANCE NO. 2024-35AA

**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.**

Amending the Wellhead Protection Ordinance

Mr. Hixenbaugh stated at that time, in order to afford the Council, the opportunity to hold a separate informational meeting on the proposed ordinance, the chair entertained a motion to postpone second reading and public hearing on **PROPOSED ORDINANCE NO. 2024-35AA** until their regularly scheduled meeting on Monday, April 28th 2025. Mr. Banicki moved the motion and with a second from Mrs. Voelker, a voice vote was held on the motion. The motion passed unanimously, and Mr. Hixenbaugh stated for the record, he was pleased to announce that the informational meeting would be conducted on Thursday, April 24th 2025 at 6PM in the

Council at which time, the public would hear more about the proposed ordinance and its impact on the community.

ADJOURNMENT 6:08PM

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

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

These minutes are a summary of actions taken at the Mishawaka Common Council meeting. The full video archive of the meeting is available for viewing at

www.youtube.com/@cityofmishawaka635 for as long as this media is supported.