



AGENDA

October 06, 2025

Meetings of Standing Committees
Council Conference Room
5:45PM

Livestream
<http://mishawaka.in.gov/council/livestream>

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

WebEx Telephone Number:1-408-418-9388
Meeting Number (access code): 2347 359 3719
Meeting password: PrJhWpqZ332

Dial: 23473593719@mishawaka.webex.com

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

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of September 22, 2025

5. Petitions, Communications, Remonstrance, and Memorial

6. Report of Special Committee

7. Ordinances on First Reading

P.O. No. 2025-27	Amending 2025 Salary Ordinance
P.O. No. 2025-28	Civil City Salary Ordinance for 2026
P.O. NO. 2025-29	All Sworn Police Employee Salary Ordinance for 2026
P.O. No. 2025-30	All Sworn Fire Employee Salary Ordinance for 2026
P.O. No. 2025-31	Elected Official Salary Ordinance for 2026

8. Resolutions

9. Ordinances on Second Reading

P.O. No. 2025-21	PUD Amendment to allow detached Single-Family residential use - West Side of Filbert Rd. South of Park Place (Assigned to Land Use Planning Committee)
P.O. No. 2025-22	PUD Amendment to allow for Shooting Range - 3717 & 3729 Bremen Hwy Petitioner Requesting Postponement
P.O. No. 2025-23	Rezone from C-7 to C-10 Filling Station Commercial - 1008 S. Merrifield (Assigned to Land Use Planning Committee)

P.O. No. 2025-24 Rezone from C-1 General Commercial to C-7
Automobile Oriented Restaurant - North of
4340 N. Main St.
(Assigned to Land Use Planning Committee)

P.O. No. 2025-25 Civil City Budget & Tax Levy for 2026
Public Hearing - No Vote

10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

Change the regular meeting of October 20th to October 27th

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An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook and YouTube pages.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 Packet Link:

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

Deborah S. Block, IAMCA, 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.

Scan the QR Code to access all Common Council Meeting Agenda's, Packets, and Meeting Minutes.



REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

September 22, 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 September 22, 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.

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

P: Present E: Electronically Participating A: Absent

Minutes for the Regular Meeting on September 8, 2025, were approved as received from the Clerk's Office.

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

PROPOSED ORDINANCE NO. 2025-21

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.

PUD Amendment to allow detached Single-Family residential use – West Side of Filbert Rd. South of Park Place

(Assigned to Land Use Planning Committee)

PROPOSED ORDINANCE NO. 2025-22

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.

**PUD Amendment to allow for Shooting Range – 3717 & 3729 Bremen Hwy
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2025-23

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-7 to C-10 Filling Station Commercial – 1008 S. Merrifield
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2025-24

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 C-7 Automobile Oriented Restaurant – North of
4340 N. Main St.
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2025-25

**CIVIL CITY BUDGET & TAX LEVY FOR 2026
(Assigned to Budget & Finance Committee)**

PROPOSED ORDINANCE NO. 2025-26

**AN ORDINANCE AMENDING PART 1 CHAPTER 62 OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED
Amending Mishawaka Utilities Wastewater Rates & Charges
(Assigned to Budget & Finance Committee)**

NEW BUSINESS

Ms. Hahn announced the West End Neighborhood Watch Committee would having their meeting at the St. Bavo’s community room at 7PM Tuesday September 23rd. Ms. Hahn stated all were welcome.

ADJOURNMENT 6:05PM

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.

OCT 02 2025

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2025 – 27

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 5907AA FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT, MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2025.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. Ordinance number 5907AA passed by the Common Council of the City of Mishawaka, Indiana, on the 28th of October 2024 is hereby amended as follows:

POLICE DEPARTMENT

ANNUAL

IDACS SPECIALIST ASSISTANT COORDINATOR

1,000

Section 2. This ordinance shall be in full force and effect from and after its signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

this _____ day of _____ 2025 at _____ o'clock, ____ m.

Gregg A. Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this _____ day of _____ 2025, at _____ o'clock, ____ m.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED BY ME this _____ day of _____ 2025, at _____ o'clock, ____m.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Date: October 2, 2025
To: Honorable Members of the Common Council
From: Rebecca Maguire – Controller
Re: 2025 Civil City Salary Amendment

On first reading, an additional paid certification is requested for the Assistant Indiana Data and Communications System (IDACS) Coordinator.

Historically, in the salary ordinance, there has been one certification for the IDACS Coordinator. Additional coverage is needed and is currently being utilized. For 2025, the Assistant Coordinator will receive a \$1,000 stipend. Specialized training is required for employees who are IDACS certified, and this responsibility is in addition to their regular job function.

Thank you for your consideration. Please contact me with any questions.

c: David A. Wood, Mayor
Alex Arendt, Police Chief

OCT 02 2025

City Clerk
Mishawaka, IN**PROPOSED ORDINANCE 2025-28****ORDINANCE _____**

AN ORDINANCE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT ELECTED OFFICIALS, SWORN PUBLIC SAFETY, MISHAWAKA PARK DEPARTMENT, AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. The biweekly salaries of all employees of the City of Mishawaka except Elected Officials, sworn Public Safety, the Mishawaka Park Department, and the Mishawaka Utilities for the year beginning January 1, 2026, shall be payable in 27 bi-weekly pay periods commencing on January 2, 2026.

BIWEEKLY SALARY

MAYOR'S EXECUTIVE ASSISTANT	\$ 2,307.70
MAYOR'S ADMINISTRATIVE ASSISTANT	\$ 1,916.07
MAYOR'S EXECUTIVE SECRETARY	\$ 1,623.98
CONTROLLER	\$ 4,038.46
DEPUTY CONTROLLER	\$ 2,985.58
ACCOUNTANT	\$ 2,259.58
PAYROLL CLERK	\$ 1,887.35
BOOKKEEPER A	\$ 1,930.38
BOOKKEEPER B	\$ 1,589.74
BOOKKEEPER C	\$ 1,488.41
SENIOR PURCHASING AGENT	\$ 2,154.15
PURCHASING AGENT	\$ 1,849.58
CERTIFICATIONS:	
CPA CERTIFICATION FT	192.31
CERTIFIED PUBLIC FUNDS INVESTMENT MGR*	19.24
ADVANCED CPFIM*	38.47
INDIANA ACCREDITED MUNICIPAL CLERK (IAMC)	50.00
CERTIFIED PUBLIC FINANCE ADMINISTRATOR*	57.70
ADVANCED CPFA*	76.93
CERTIFIED PURCHASING PROFESSIONAL	38.46
*advanced supersedes previous award	
CHIEF DEPUTY CLERK I	\$ 1,954.75
CHIEF DEPUTY CLERK II	\$ 1,838.37
CERTIFICATIONS:	
CERTIFIED PROFESSIONAL	
IN ACCREDITED MUNICIPAL CLERK (IAMC)	50.00
CERTIFIED PUBLIC FINANCE ADMINISTRATOR	57.70
IN ACCREDITED MUNICIPAL CLERK ADVANCED (IAMCA)	61.54
CERTIFIED MUNICIPAL CLERK (CMC)*	61.54
MASTER MUNICIPAL CLERK (MMC)*	76.93
*only one may be held at a time	
HR DIRECTOR	\$ 2,637.28
SAFETY DIRECTOR	\$ 2,688.16

ASST DIRECTOR	\$ 1,909.00
OFFICE ADMINISTRATOR	\$ 1,634.40
HR OFFICE MANAGER	\$ 1,623.25
HR OFFICE ASSISTANT	\$ 1,592.31
HR MASTERS CERTIFICATION	57.70
HR CERTIFICATION	19.23
DIRECTOR OF IT	\$ 3,383.65
PUBLIC SAFETY ADMINISTRATOR	\$ 2,786.54
NETWORK ADMINISTRATOR	\$ 2,667.11
SYSTEMS ADMINISTRATOR	\$ 2,667.11
TIER II HELP DESK	\$ 2,149.61
TIER I HELP DESK	\$ 2,030.19
IT OFFICE COORDINATOR	\$ 1,990.39
IDACS SPECIALIST COORDINATOR	57.69
CORPORATE COUNSEL	\$ 2,770.19
1 st DEPUTY CITY ATTORNEY	\$ 2,853.20
2 nd DEPUTY ASST CITY ATTORNEY	\$ 785.96
COUNCIL ATTORNEY	\$ 785.96
DIRECTOR OF ENGINEERING	\$ 4,038.46
ASSISTANT DIRECTOR	\$ 2,983.32
PROJECT MANAGER	\$ 2,891.56
TRAFFIC MANAGER	\$ 2,465.61
CONSTRUCTION COORDINATOR	\$ 2,217.32
TECHNICIAN	\$ 2,202.90
GIS COORDINATOR	\$ 2,465.61
PROJECT COORDINATOR	\$ 1,837.44
LOCATOR/INSPECTOR	\$ 1,885.48
OFFICE ADMINISTRATOR	\$ 1,634.40
OFFICE MANAGER	\$ 1,623.25
PE BONUS FT	192.31
IDEM REVIEW BOARD BONUS	153.85
FIRE ADMINISTRATIVE ASSISTANT	\$ 1,916.07
FIRE OFFICE ADMINISTRATOR	\$ 1,634.28
FIRE EXECUTIVE SECRETARY	\$ 1,623.98
FIRE OFFICE MANAGER	\$ 1,618.75
SERVICES DIVISION DIRECTOR	\$ 2,786.54
TRAINER	\$ 2,193.60
RECRUITER	\$ 2,101.39
FORENSIC SCIENCE LAB TECHNICIAN/ PROPERTY ROOM SPECIALIST	\$ 2,128.49
POLICE RECRUIT	\$ 1,939.52
ADMINISTRATIVE ASSISTANT	\$ 1,916.07
DIGITAL MEDIA/STATISTICAL	\$ 1,783.13
PROPERTY MANAGER	\$ 1,783.13
EXECUTIVE SECRETARY	\$ 1,624.38
ADMINISTRATIVE SECRETARY	\$ 1,644.64
SERVICES ADMINISTRATOR	\$ 1,841.11
OFFICE MANAGER	\$ 1,786.57
PROPERTY CLERK	\$ 1,573.39
SECRETARY	\$ 1,624.03
PARKING PERSONNEL	\$ 1,624.03

CROSSING GUARDS

21 pays@ 411.90

ANNUAL CLOTHING:

PARKING PERSONNEL	600
FORENSIC SCI. LAB ANALYST/PR. SP.	1,000
IDACS SPECIALIST ASSISTANT COORDINATOR	11.54–38.46
MAJOR CRIMES EVIDENCE TECHNICIAN	76.93
CROSSING GUARD SUBSTITUTE	20 per day
SUMMER SCHOOL CROSS GUARD	20 per day

DIRECTOR OF CODE ENFORCEMENT	\$ 2,884.62
OFFICE ADMINISTRATOR	\$ 1,634.40
OFFICE MANAGER	\$ 1,623.25
CODE ENF OFFICER A	\$ 2,211.91
CODE ENF OFFICER B	\$ 1,856.69

BUILDING COMMISSIONER	\$ 2,884.62
ASSISTANT BUILDING COMMISSIONER	\$ 2,619.11
OFFICE ADMINISTRATOR	\$ 1,634.40
OFFICE MANAGER	\$ 1,623.25
INSPECTOR A	\$ 2,663.13
COMBINATION INSPECTOR	\$ 2,461.54
INSPECTOR B	\$ 2,418.70
PERMIT TECH I	\$ 1,927.09

EXECUTIVE DIRECTOR	\$ 4,038.46
SENIOR PLANNER/ECONOMIC DEVELOPMENT SPECIALIST	\$ 2,454.38
CITY PLANNER	\$ 2,936.83
SENIOR PLANNER	\$ 2,464.51
ASSOCIATE PLANNER	\$ 2,122.96
ADMINISTRATIVE PLANNER	\$ 1,895.47
OFFICE MANAGER	\$ 1,611.03
CERTIFICATIONS:	
FELLOW OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT (FASLA)	96.16
AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)	57.70

DIRECTOR OF COMMUNITY DEVELOPMENT	\$ 3,050.99
TIF CONSTRUCTION MANAGER	\$ 2,891.56
PROGRAM CONSTRUCTION MANAGER	\$ 2,624.75
PROGRAM COORDINATOR	\$ 1,916.71
GRANT MANAGER	\$ 2,407.57
GRANT SPECIALIST	\$ 1,639.89

CENTRAL SERVICES ASSISTANT	\$ 2,587.50
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STREET COMMISSIONER	\$ 3,269.23
OFFICE ADMINISTRATOR	\$ 1,811.27
OFFICE MANAGER	\$ 1,671.92
SECRETARY	\$ 1,589.94

BIWEEKLY HOURLY

PART-TIME HELP 7.25-30.00

CENTRAL SERVICES:
FLEET MAINTENANCE TECHNICIAN 25.95

CENTRAL SERVICES/MVH:
GROUP 1 24.67
GROUP 2 23.39
GROUP 3 22.45
NIGHT BONUS/SHIFT DIFFERENTIAL .55/.60
PROJECT COORDINATOR 1.00
CDL TRAINER - ANNUAL 2500
TANKER 50
CDL B 200
CDL A 400

ANNUAL/MISC

BOARD OF PUBLIC WORKS AND SAFETY
PRESIDENT 1500
MEMBER 1000
PLAN COMMISSION 600
BZA MEMBER 375

INSURANCE STIPEND:
ASST CITY ATTORNEY & COUNCIL ATTORNEY 500 per month

FULL-TIME HOURLY EMPLOYEE STIPEND 2000

Section 2. The City will contribute a match of 100% of the employees' contribution, not to exceed 1% of the employee's base biweekly pay, for all employees eligible for participation in the State's 457(b) plan.

Section 3. All full-time hourly employees will receive a \$2,000 stipend paid in the following amounts: Quarter 1 - \$250, Quarter 2 - \$250, Quarter 3 - \$250, and Quarter 4 - \$1,250, or at the discretion of the Controller.

Section 4. A Longevity Bonus will be provided annually to Central Service and Motor Vehicle Highway Teamster employees. The Longevity Bonus will be offered to the employees as additional pay. The Longevity Bonus shall be payable annually on the first paycheck following each employee's anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. The said schedule is based upon completed years of service.

<u>Years of Service</u>	<u>Annual Increments</u>	<u>Bonus</u>
5	0	150
6	75	225
7	75	300
8	75	375
9	75	450
10	75	525

An additional \$80.00 will be added for each year of service after the 10th year.

Section 5. Longevity Bonus will be provided annually to the Civil City's non-union employees. The Longevity Bonus will be offered to the employees as additional pay. The Longevity Bonus shall be payable annually on the first paycheck following each employee's anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. The said schedule is based upon completed years of service.

<u>Years of Service</u>	<u>Annual Increments</u>	<u>Bonus</u>
5	0	150
6	75	225
7	75	300
8	75	375
9	75	450
10	75	525

An additional \$150.00 will be added for each year of service after the 10th year.

Section 6. The Administration may pay up to 15% less than annual salaries listed to new employees during the first twelve-month period, except for those public safety salaries which have been negotiated by the Common Council and all other salaries negotiated as part of a Collective Bargaining Agreement.

Section 7. This ordinance shall be in full force and effect from and after its signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

this _____ day of _____ 2025, at _____ o'clock, _____. m.

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this _____ day of _____ 2025, at _____ o'clock, _____. m.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED BY ME this _____ day of _____ 2025, at _____ o'clock, _____. m.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Date: October 2, 2025
To: Honorable Members of the Common Council
From: Rebecca Maguire – Controller
Re: 2026 Civil City Salary Ordinances

Requested on first reading are the salary ordinances for Elected Officials, Civil City, Fire, and Police.

Changes for 2026 include:

New Combination Inspector position in the Building Department
Annual stipend for full-time hourly employees
Addition/Change for Asst IDACs Coordinator and Coordinator
4.5% contractual increase for Fire union employees
Reduction of Employer Deferred Compensation Match from 2% to 1%

Also, it should be noted that 2026 has 27 biweekly pay dates and not the usual 26.

Thank you for your consideration. Please contact me with any questions.

c: David A. Wood, Mayor

OCT 02 2025

City Clerk
Mishawaka, IN**PROPOSED ORDINANCE 2025-29****ORDINANCE _____**

AN ORDINANCE FIXING THE SALARIES OF ALL SWORN POLICE EMPLOYEES OF THE CITY OF MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. The biweekly salaries of sworn police officers for the year beginning January 1, 2026, shall be payable in 27 biweekly pay periods commencing on January 2, 2026.

**BIWEEKLY SALARY
2026**

POLICE CHIEF	\$ 4,040.48
ASSISTANT CHIEF	\$ 3,841.44
CAPTAIN	\$ 3,634.62
LIEUTENANT	\$ 3,576.92
SERGEANT	\$ 3,519.23
1 st CLASS OFFICER	\$ 3,461.54
2 nd CLASS OFFICER	\$ 2,577.11
PROBATION	\$ 2,341.05

NIGHT SHIFT DIFFERENTIAL	\$26.92
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POLICE:	
UNIFORM ALLOWANCE – semi-annual	2,050

ANNUAL/MISC

EQUIPMENT MAINT ALLOWANCE	1,250
RESIDENCY STIPEND	2,500

SPECIALTY PAY:	
MAJOR CRIMES DETECTIVE	2,000
MAJOR CRIMES EVIDENCE TECHNICIAN	2,000
SWAT	1,000
DRE – DRUG RECOGNITION EXPERT	500
EMERGENCY RESPONSE TEAM	500
EVIDENCE TECHNICIAN	500
FACT – FATAL ALCOHOL & CRASH TEAM	500
NEGOTIATOR	500
SVU – SPECIAL VICTIMS UNIT	1,000
TRAFFIC TECHNICIAN/DIAGRAMMER	500
BREATH TEST OPERATOR	250
INSTRUCTORS	500
MOTORCYCLE	250

Section 2. The City will contribute 3% of the employee portion to the 1977 Police Pension for all employees eligible for participation in the 1977 Police Pension Fund.

Section 3. The City will contribute 3% of the employee portion to the 1977 Fire Pension for all employees eligible for participation in the 1977 Fire Pension Fund.

Section 4. The City will contribute a match of 100% of the employees' contribution, not to exceed 1% of the employees' base bi-weekly pay, for all employees eligible for participation in the State's 457(b) plan.

Section 5. This ordinance shall be in full force and effect from and after its signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

this _____ day of _____ 2025, at _____ o'clock, _____. m.

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this _____ day of _____ 2025, at _____ o'clock,
_____. m.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED BY ME this _____ day of _____ 2025, at _____ o'clock, _____. m.

David A. Wood, Mayor

OCT 02 2025

City Clerk
Mishawaka, IN**PROPOSED ORDINANCE 2025-30****ORDINANCE _____**

AN ORDINANCE AMENDING ORDINANCE 5910AA FIXING THE
SALARIES OF ALL SWORN FIRE EMPLOYEES OF THE CITY OF
MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE
YEAR BEGINNING JANUARY 1, 2026

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA,
THAT:

Section 1. Ordinance number 5910AA passed by the Common Council of the City of Mishawaka, Indiana, on October 29, 2024, is hereby amended as follows:

Section 2. The biweekly salaries of sworn fire employees for the year beginning January 1, 2026, shall be payable in 27 biweekly pay periods commencing on January 2, 2026.

2026**BIWEEKLY SALARY**

FIRE CHIEF	\$ 4,038.46
ASSISTANT CHIEF	\$ 3,820.39
BATTALION CHIEF	\$ 3,657.28
CAPTAIN	\$ 3,478.76
QI SPECIALIST/EMS MENTOR 3	\$ 3,478.76
FIRE INSPECTOR CAPT	\$ 3,478.76
LIEUTENANT	\$ 3,392.97
EMS MENTOR 4	\$ 3,392.97
FIRE INSPECTOR LT	\$ 3,392.97
DRIVER OPERATOR	\$ 3,311.86
1 st CLASS FIREFIGHTER	\$ 3,232.01
MASTER FIREFIGHTER	\$ 3,092.68
PROBATION - FF/EMT	\$ 2,811.78

ANNUAL/MISC:**CERTIFICATIONS:**

ADVANCED EMT	1,000
PARAMEDIC	2,000
LEAD PARAMEDIC	6,000

DAILY RIDE PAY:

EMT/PARAMEDIC	100
SUPERVISING PARAMEDIC	150

UNIFORM ALLOWANCE:

1 ST YEAR OF SERVICE	750
AFTER 1 ST YEAR OF SERVICE	1,500

SPECIALTY PAY:

WATER RESCUE/RECOVERY LEADER	1,050
WATER DIVE/RESCUE TEAM MEMBER	950
DIVER APPRENTICE	500
DRONE OPERATOR	750
SELF-CONTAINED BREATHING	
APPARATUS TEAM TECHNICIAN	1,000
MECHANIC	2,500
INFORMATION TECHNOLOGY	1,500

Section 3. The City will contribute 3% of the employee portion to the 1977 Fire Pension for all employees eligible for participation in the 1977 Fire Pension Fund.

Section 4. The City will contribute a match of 100% of the employees' contribution, not to exceed 1% of the employee's base biweekly pay, for all employees eligible for participation in the State's 457(b) plan.

Section 5. This ordinance shall be in full force and effect from and after its signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

this _____ day of _____ 2025, at _____ o'clock, _____. m.

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this _____ day of _____ 2025, at
_____ o'clock, _____. m.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED BY ME this _____ day of _____ 2025, at _____ o'clock, _____. m.

David A. Wood, Mayor

OCT 02 2025

City Clerk
Mishawaka, INPROPOSED ORDINANCE NO. 2025 - 31

ORDINANCE NO. _____

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
MISHAWAKA, INDIANA, THAT:

Section 1. The biweekly salaries of the following elected officials of the City of Mishawaka, Indiana, for the fiscal year beginning January 1, 2026, shall be payable in 27 equal biweekly pay periods beginning January 2, 2026 in the following amounts:

	Biweekly salary
Mayor	\$ 3,530.54
Clerk	2,884.62
Council member	769.24
Council President Stipend	76.93

Section 2. Clerk Certifications

IN ACCREDITED MUNICIPAL CLERK ADVANCED (IAMCA)	61.54
IN ACCREDITED MUNICIPAL CLERK (IAMC)	50.00
CERTIFIED MUNICIPAL CLERK (CMC)	61.54
MASTER MUNICIPAL CLERK (MMC)	76.93
CERTIFIED PUBLIC FINANCE ADMINISTRATOR (CPFA)	57.90

The MMC pay substitutes and replaces the CMC pay. Pursuant to the IIMC rules, the MMC replaces the CMC, and that later designation is dropped.

Section 3. Any prior ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its publication, passage, signing and due attestation.

Section 5. The City will contribute a match of 100% of the elected official's contribution not to exceed 1% of the employee's base biweekly pay for all employees eligible for participation in the State's 457(b) plan.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

This _____ day of _____, 2025, at _____ o'clock, _____. m.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME to the Mayor, this _____ day of _____ 2025, at
_____ o'clock, _____. m.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED BY ME this _____ day of _____ 2025, at _____ o'clock,
_____. m.

David A. Wood, Mayor

SEP 10 2025

City Clerk
Mishawaka, IN

1st Reading
2nd Reading
Passed
Failed
Continued To

PETITION 25-11

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2025-21

ORDINANCE NO. _____

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

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

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

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

Part of the Northwest ¼ of Section 3, Township 37 North, Range 3 East in Penn Township, City of Mishawaka, St. Joseph County, Indiana, described as follows:

Commencing at the Northeast corner of the Northwest ¼ of Section 3, Township 37 North, Range 3 East (also being the Southeast corner of the Southwest ¼ of Section 34, Township 38 North, Range 3 East), Penn Township, City of Mishawaka, St. Joseph County, Indiana; thence South 01° 15' 50" East on the East line of the Northwest ¼ of said Section 3, a distance of 345.24 feet; thence North 89° 56' 29" West, a distance of 295.44 feet; thence South 01° 17' 33" East, a distance of 192.26 feet to the point of beginning; thence South 89° 18' 42" East, a distance of 295.44 feet to the East line of the Northwest ¼ of said Section 3; thence South 01° 15' 50" East on said East line, a distance of 165.00 feet; thence North 89° 20' 59" West, a distance of 450.15 feet; thence North 01° 12' 48" West, a distance of 165.294 feet; thence South 89° 18' 42" East, a distance of 154.5741 feet to the point of beginning

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow for a single family residence at the property located on the west side of Filbert Road and south of Park Place.

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

This recommendation is based on the following Findings of Fact:

1. *Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided low density residential for an area not yet within the City. This parcel was annexed in 1998.*

Proposed Ordinance No: 2025-21

Ordinance No: _____

2. *Current conditions and the character of current structures and uses in each district – While the subject property is located within a Planned Unit Development (PUD), its closest neighbors along Filbert are also single family homes.*
3. *The most desirable use for which the land in each district is adopted – Because of the property’s location near other single family residential uses, the most desirable use for the property is a single family residential use consistent with adjacent land uses*
4. *Conservation of property values - The proposed zoning should not be injurious to the property values in the surrounding area. The neighboring properties are single-family residential properties.*
5. *Responsible development and growth – The proposed addition of single family uses is desirable given how Filbert Road has developed. The western third of the PUD was developed as Stonebridge Villas in 2009. The center third of the PUD was developed as an assisted living facility in 2000. The remaining eastern third has been vacant since it was annexed over 25 years ago.*

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2025, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2025, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2025, at _____ o'clock ____M.

David A. Wood, Mayor

STAFF REPORT

Location: Property South of 55051 Filbert Road (027-1059-024104)

Date: September 9, 2025

Petition: 25 11

Prepared By: CH

GENERAL INFORMATION

Applicant: Cressy Land Investments

Status: Property Owners

Request: Amend the existing Park Place PUD to include single family residential use

Existing Zoning: S-2 Planned Unit Development (senior residential living uses such as congregate care, assisted living, and independent care along with the permitted uses of office/service center, office/distribution center, office retail, medical services, office buildings and church use)

Proposed Zoning: S-2 Planned Unit Development (senior residential living uses such as congregate care, assisted living, and independent care along with the permitted uses of office/service center, office/distribution center, office retail, medical services, office buildings, church, AND SINGLE FAMILY RESIDENTIAL use)

Lot Size: 1.76 acres

Applicable Regulations: Section 137-671 thru 137-679 / S-2 Planned Unit Development District
Section 137-41 / Amendments to Zoning Map
Indiana Code 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County – R Single Family (single family home) & S-2 Planned Unit Development (vacant)
South: Unincorporated St. Joseph County – R Single Family (vacant)
East: Unincorporated St. Joseph County – R Single Family (single family home)
West: S-2 Planned Unit Development (Cedarhurst Assisted Living)

Thoroughfare: Filbert Road

Council District: 5

School District: Penn-Harris-Madison

Township: Penn

Public Utilities: All utilities will be extended to/throughout the site at the contingent owner's expense.

Comprehensive Plan: Low Density Residential

ANALYSIS

The applicant, Cressy Land Investments, is proposing to add single family residential use to the Park Place Planned Unit Development to complete a sale. The contingent purchaser wishes to build a house.

The 1.76 acre site is on the west side of Filbert Road, over 600' south of Park Place (027-1059-024104). There is one house on the west side, at 55051 Filbert Road. This will be directly to the south. The site is heavily wooded. There are several single family homes on the east side of Filbert Road.

The current PUD regulations and conditions, which were originally approved in 1990 (Ord. 3410), and most recently updated in 1998 (Ord. 4289) limited permitted uses to senior residential living uses such as congregate care, assisted living, and independent care along with the permitted uses of office/service center, office/distribution center, office retail, medical services, office buildings and church use.

Since the proposed use is single family residential, there is no site plan required. The single family home will have to meet the height, area and developmental regulations of the R-1 Single Family Residential District.

Access will be from Filbert Road, and will not be connected to the assisted living or the rest of the PUD.

See department comments regarding utilities.

Engineering: City has agreed to extend sanitary sewer along Filbert Road to allow connection to this property. Owner shall reimburse City the cost to install a septic system suitable for this use to go towards the cost of installation of sewer main instead. Once payment is received, City will initiate a contract for this work. Cost to connect to newly constructed sewer main will be the owner's responsibility.

Electric: Need to discuss electric needs with contractor prior to construction.

Water: Please call with any questions regarding water service, metering, or backflow needs.

RECOMMENDATION

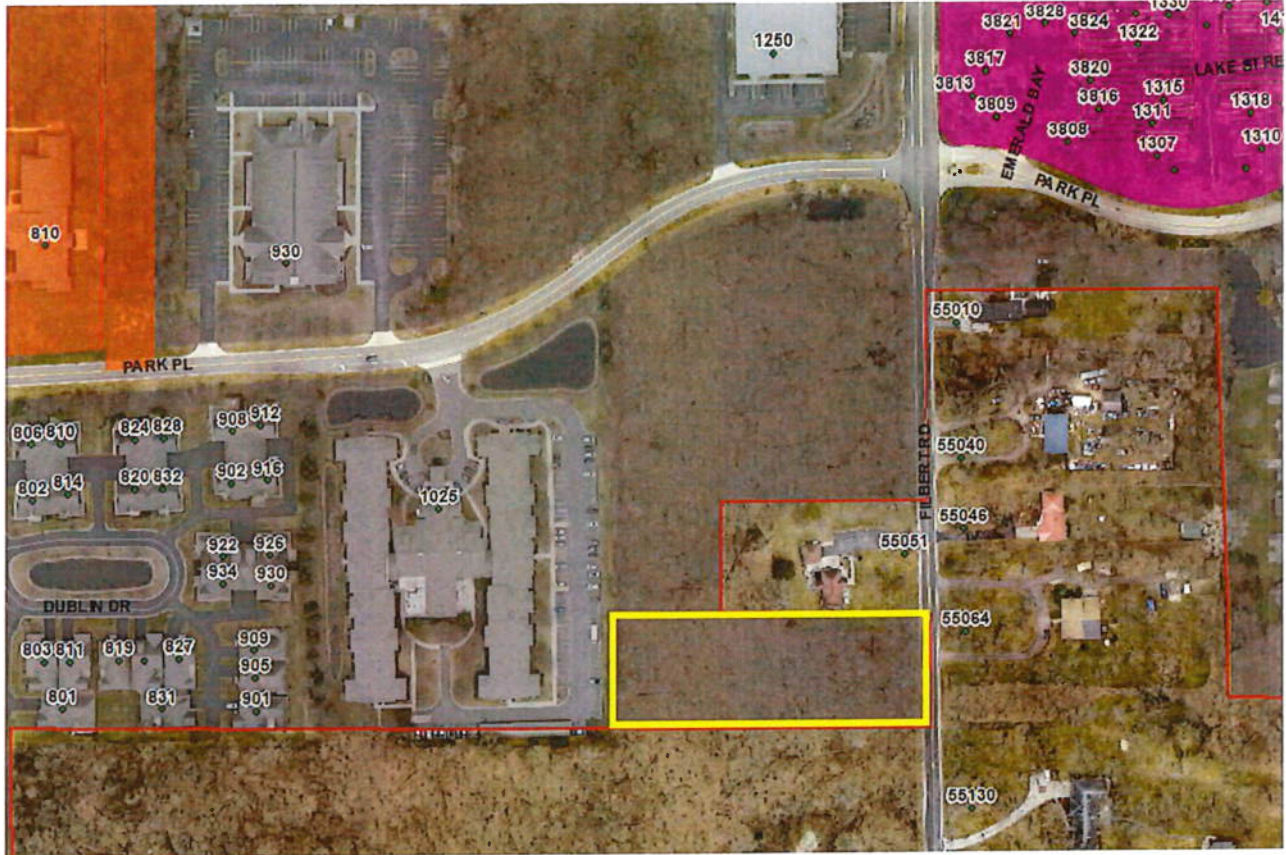
Staff recommends **approval** of Petition 25-11 amend the Park Place Planned Unit Development to include single family residential use for the property south of 55051 Filbert Road, more specifically being parcel ID 027-1059-024104.

This recommendation is based on the following Findings of Fact:

1. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided low density residential for an area not yet within the City. This parcel was annexed in 1998.
2. Current conditions and the character of current structures and uses in each district – While the subject property is located within a Planned Unit Development (PUD), its closest neighbors along Filbert are also single family homes.
3. The most desirable use for which the land in each district is adopted – Because of the property's location near other single family residential uses, the most desirable use for the property is a single family residential use consistent with adjacent land uses
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. The neighboring properties are single-family residential properties.
5. Responsible development and growth – The proposed addition of single family uses is desirable given how Filbert Road has developed. The western third of the PUD was developed as Stonebridge Villas in 2009. The center third of the PUD was developed as an assisted living facility in 2000. The remaining eastern third has been vacant since it was annexed over 25 years ago.

ATTACHMENTS

Aerial Map, Photographs, Petition, and Location Map



Aerial



View West from Filbert Road

August 16, 2025:

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 CRESSY LAND INVESTMENTS 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:

Part of the Northwest ¼ of Section 3, Township 37 North, Range 3 East in Penn Township, City of Mishawaka, St. Joseph County, Indiana, described as follows:

Commencing at the Northeast corner of the Northwest ¼ of Section 3, Township 37 North, Range 3 East (also being the Southeast corner of the Southwest ¼ of Section 34, Township 38 North, Range 3 East), Penn Township, City of Mishawaka, St. Joseph County, Indiana; thence South 01° 15' 50" East on the East line of the Northwest ¼ of said Section 3, a distance of 345.24 feet; thence North 89° 56' 29" West, a distance of 295.44 feet; thence South 01° 17' 33" East, a distance of 192.26 feet to the point of beginning; thence South 89° 18' 42" East, a distance of 295.44 feet to the East line of the Northwest ¼ of said Section 3; thence South 01° 15' 50" East on said East line, a distance of 165.00 feet; thence North 89° 20' 59" West, a distance of 450.15 feet; thence North 01° 12' 48" West, a distance of 165.294 feet; thence South 89° 18' 42" East, a distance of 154.5741 feet to the point of beginning.

Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 Planned Unit Development specifically for residential senior living uses such as congregate care, assisted living, and independent care along with the permitted uses of office/service center, office/distribution center, office retail, medical services, office buildings, and church use

Petitioner(s) desire said real estate to be amended to allow for detached single-family residential use.

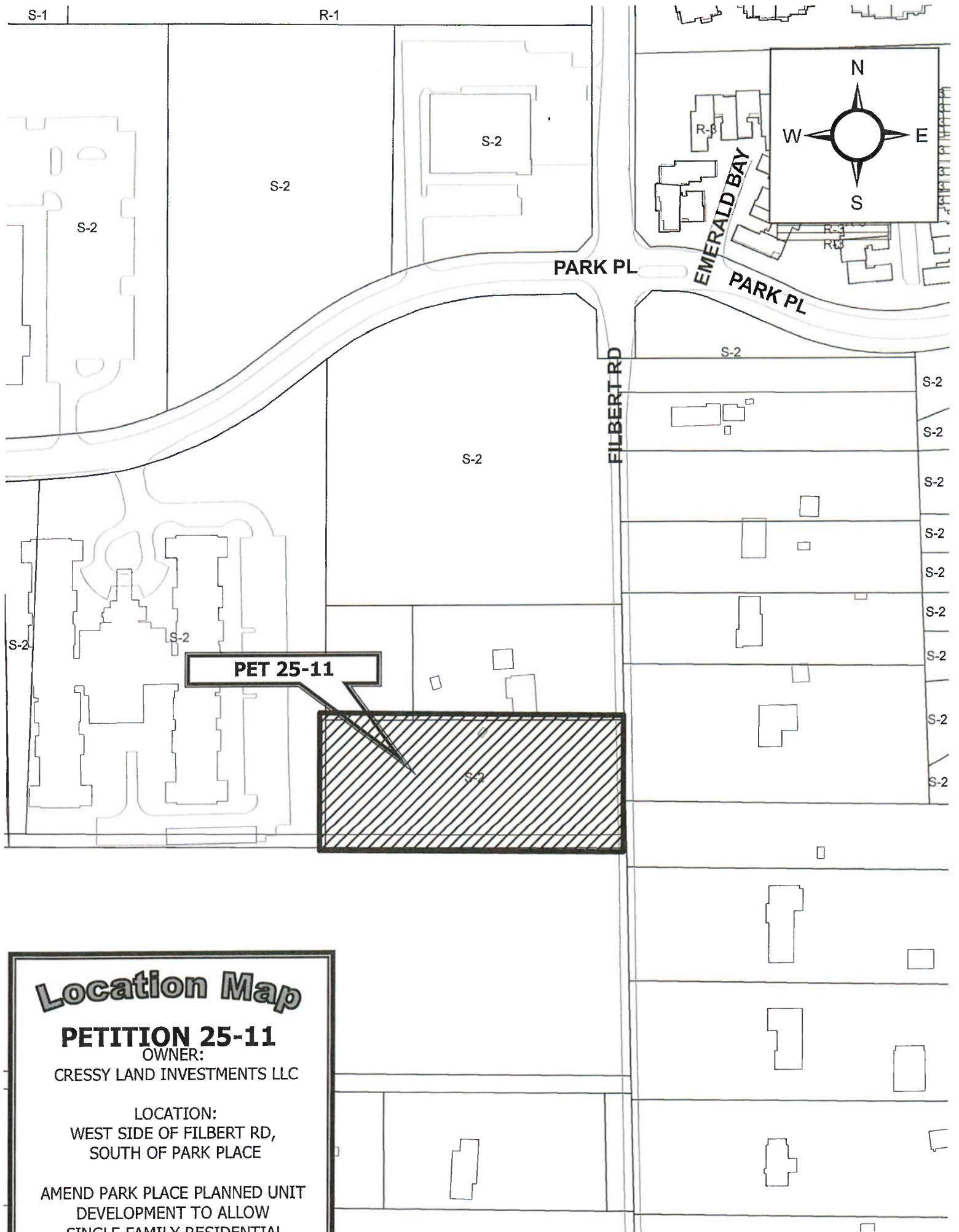
Wherefore, the petitioner(s) pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted amending the PUD of the above described parcel of land located in the City of Mishawaka.

Signature(s) of Property Owner(s)


Corey Cressy, Member
CRESSY LAND INVESTMENTS LLC

CONTACT PERSON:

Corey Cressy
200 N Church St, Suite 200
Mishawka, IN 46544
574-271-4060
ccressy@cressy.com



Location Map

PETITION 25-11

OWNER:
CRESSY LAND INVESTMENTS LLC

LOCATION:
WEST SIDE OF FILBERT RD,
SOUTH OF PARK PLACE

AMEND PARK PLACE PLANNED UNIT
DEVELOPMENT TO ALLOW
SINGLE FAMILY RESIDENTIAL

1st Reading 9/22/25

2nd Reading

Passed

Failed

Continued To

PETITION 25-12

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2025-22

ORDINANCE NO. _____

SEP 10 2025

City Clerk
Mishawaka, IN

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

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

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

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

PARCEL ID NO: 027-1033-056608 - NORTH PARCEL

A TRACT OF LAND IN THE SOUTHEAST PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, 8 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 6 RODS; THENCE WEST, 40 RODS; THENCE SOUTH, 6 RODS; THENCE EAST, 40 RODS TO THE PLACE OF BEGINNING EXCEPT THE EAST 101.04 FEET THEREOF DEEDED TO THE STATE OF INDIANA FOR STATE ROAD 331 (ALSO KNOWN AS BREMEN HIGHWAY) BY DEED RECORDED AUGUST 9, 1976 IN DEED RECORD 820, PAGE 292.

PARCEL ID NO: 027-1033-057002 - SOUTH PARCEL

THAT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST

QUARTER OF SAID SECTION 28; THENCE RUNNING NORTH ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 8 RODS; THENCE WEST 40 RODS, THENCE SOUTH 8 RODS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE EAST ALONG SAID SOUTH LINE 40 RODS THE PLACE OF BEGINNING, BUT EXCEPTING FROM THIS REAL

Proposed Ordinance No: 2025-22

Ordinance No: _____

ESTATE, THE SUBJECT REAL ESTATE, THAT PART WHICH WAS PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS AS RECORDED IN DEED RECORD 792, PAGE 261 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

*BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE WEST BOUNDARY OF S.R. 331 (ALSO KNOWN AS BREMEN HIGHWAY) SOUTH 89 DEGREES 32'18" WEST 41.15 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION: 1) THENCE SOUTH 89 DEGREES 32'18" WEST 75.00 FEET
ALONG SAID SOUTH LINE; 2) THENCE NORTH 16 DEGREES 39'57" EAST, 51.33;
3) THENCE NORTH 00 DEGREES 19'00" WEST, 82.95 FEET TO THE NORTH LINE OF THE SUBJECT REAL ESTATE; 4) THENCE NORTH 89 DEGREES 32'18" EAST 60.00 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID S.R. 331; 5) THENCE SOUTH 00 DEGREES 19'00" EAST 127.93 FEET ALONG SAID WEST BOUNDARY; 6) THENCE SOUTH 00 DEGREES 25'00" EAST, 4.07 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.*

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow for a shooting range and follow the C-1 General Commercial District standards for architectural materials at 3717 & 3729 Bremen Highway.

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

All other previously approved development standards and conditions of approval per Ordinance 5057 shall remain applicable to the property.

This recommendation is based upon the following findings of fact per Indiana Code Section 36-7-4-603:

- 1. The Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. An indoor shooting range, together with the other commercial uses in the PUD, are reasonably consistent with that guided use.*
- 2. Current conditions and the character of current structures and uses in each district – The subject property currently includes two residential houses, one uninhabitable and one being a rental, and has been approved for commercial development including multi-tenant buildings. Adjacent buildings and uses include a vacant property, stormwater detention basin, and two restaurants with drive-thru facilities to the north; a credit union and vacant outlot to the east; a mini-storage facility and bypass access ramp to the south; and an access drive and single family residential in unincorporated St. Joseph County to the west.*
- 3. The most desirable use for which the land in each district is adopted – The requested PUD amendment will allow the site to be developed with a different commercial use than originally envisioned over 15 years ago. Permitted uses within the original PUD were limited to C-1 General Commercial uses, multi-tenant commercial buildings, self-lock storage facilities without outside*

Proposed Ordinance No: 2025-22

Ordinance No: _____

storage, and one restaurant with drive-thru facilities. The PUD was subsequently amended to allow for two additional restaurants with drive-thru facilities.

4. *Conservation of property values – The proposed amendment should not be injurious to property values in the surrounding area. A 6' high screening fence and landscaping is required along the west property line adjacent to the remaining residential uses in unincorporated St. Joseph County. Furthermore, the proposed exterior architectural materials will be commercial grade high quality materials than have been utilized throughout the city on other commercial buildings.*
5. *Responsible development and growth – The proposed amendment to allow for a commercial use not currently permitted per the PUD is desirable given the existing permitted and adjacent commercial uses.*

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2025, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2025, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2025, at _____ o'clock _____.M.

David A. Wood, Mayor

Re: Midwest Shooting Range

From Damon Garrett <dgarrett@metroca.net>

Date Thu 10/2/2025 5:38 PM

To Ken Prince <kprince@mishawaka.in.gov>; Derek Spier <dspier@mishawaka.in.gov>

Cc John Piraccini <johnpiraccini7@gmail.com>; Raven S. Boston <rboston@mishawaka.in.gov>;
David Sabo <david.sabo@midwestshootingcenter.com>; Tim Rohde <tim.r@SFVServices.com>;
Sean Comer <scomer@metroca.net>

CAUTION: This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good evening, Ken & Derek,

Our team has had a chance review the information you sent and at this time we feel it would be best to withdraw our request to be placed on the 10/6/25 council agenda to give us a chance to meet with the residents and address their concerns prior to our council presentation. We ask you put us on the next available council meeting in October. Thank you for your cooperation.

Damon L. Garrett, PE

President

[Metro Consulting Associates](#)

Tel: 800.525.6016

Mobile: 313.550.3213



Stay connected!  

CONFIDENTIALITY STATEMENT

Metro Consulting Associates, LLC

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From: Ken Prince <kprince@mishawaka.in.gov>
Sent: Thursday, October 2, 2025 9:23 AM
To: Derek Spier <dspier@mishawaka.in.gov>; Damon Garrett <dgarrett@metroca.net>
Cc: John Piraccini <johnpiraccini7@gmail.com>; Raven S. Boston <rboston@mishawaka.in.gov>
Subject: RE: Midwest Shooting Range

Please read the attachments and be prepared to respond. We expect multiple neighbors to speak against the request.

Ken

From: Derek Spier <dspier@mishawaka.in.gov>
Sent: Thursday, October 2, 2025 9:18 AM
To: Damon Garrett <dgarrett@metroca.net>
Cc: Ken Prince <kprince@mishawaka.in.gov>; John Piraccini <johnpiraccini7@gmail.com>; Raven S. Boston <rboston@mishawaka.in.gov>
Subject: RE: Midwest Shooting Range

Good morning-

The agenda will be emailed to you tomorrow from our Clerk's office.

We are strongly recommending that you attend in person as we received the attached remonstrance yesterday.

Let us know if you have any questions.

Best,

Derek

From: Damon Garrett <ggarrett@metroca.net>

Sent: Thursday, October 2, 2025 7:24 AM

To: Derek Spier <dspier@mishawaka.in.gov>

Subject: Midwest Shooting Range

CAUTION: This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Derek,

A couple quick questions; when will the agenda be available for the 10/6 meeting? We plan to attend virtually as we did at the PC meeting will that be an issue? Lastly have you heard any rumblings of discontent since the last meeting? Just trying to be prepared. Your help is much appreciated. Thanks!

Damon L. Garrett, PE
President
Metro Consulting Associates

Tel: 800.525.6016
Direct: 734.217.4697
Mobile: 313.550.3213

CONFIDENTIALITY STATEMENT

Metro Consulting Associates, LLC

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STAFF REPORT

Location: 3717 & 3729 Bremen Highway
Part of the Gateway Plaza – Bremen Highway PUD

Date: Sept. 9, 2025

Petition: 25- 12

Prepared By: DJS

GENERAL INFORMATION

Applicant: KLT Properties LLC / Midwest Shooting Center Managed Services LLC / Metro Consulting Assoc.

Status: Property Owner / Contingent Owner & Tenant / Site Design & Engineering Consultant

Request: Amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development to allow an indoor shooting range and follow the C-1 General Commercial District standards for architectural materials

Zoning Classification: S-2 Planned Unit Development District / Permitted C-1 General Commercial uses and multi-tenant commercial buildings

Lot Size: 2.92 acres

Applicable Regulations: Section 137-671 to 137-679 / S-2 Planned Unit Development District (Ord. 5057); Section 137-41 / Amendment to Zoning Ordinance & Zoning Map; and Indiana Code 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern:

North:	S-2 Planned Unit Development District (Vacant & Stormwater Detention Basin / Permitted for C-1 General Commercial Use, Multi-Tenant Commercial, and a Restaurant with Drive-Thru)
South:	S-2 Planned Unit Development (Mini-Storage Facility & St. Joseph Parkway Access Ramp / All Secure Self Storage)
East:	C-1 General Commercial (Credit Union / United Federal Credit Union & Vacant Outlot)
West:	Unincorporated St. Joseph County (INDOT & All Access Storage Access Road, and Single-Family Residential)

Thoroughfare: Bremen Highway & Veldman Drive

Council District: 1

School District: Penn-Harris-Madison

Township: Penn

Public Utilities: All utilities are available and/or will be extended to/throughout the site at the developer's expense

Comprehensive Plan: General Commercial

ANALYSIS

The contingent owner/tenant, Midwest Shooting Center Managed Services LLC, and the site design/engineering consultant, Metro Consulting Associates, are requesting to amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development (PUD) to allow for an indoor shooting range and certain exterior building materials.

Per the applicable PUD regulations (Ordinance 5057), permitted uses within the overall 16.8 acre PUD were limited to C-1 General Commercial uses, multi-tenant commercial buildings, self-lock storage facilities with no outside storage restricted to an 8.3 acre area south of high-tension power lines adjacent to the U.S. 20 bypass, and one restaurant with drive-thru facilities. The PUD was further amended twice (Ordinance 5825 & 5895) to allow for two (2) additional restaurants with drive-thru facilities including the existing Wendy's (3625 Bremen Highway) and a proposed Starbuck's. An automobile service shop was also added as a permitted use prior to the proposed Starbuck's.

An indoor shooting range is only permitted via a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District. In addition to being a conditional use in these districts, indoor shooting ranges are also subject to a 750' separation requirement from any school, park, church, and/or hospital. No such land uses are present within a 750' radius from the property.

Due to the recession in the late 2000s and difficulty in assembling the individual properties, the 16.8 acre property has not been able to be developed as a cohesive development as originally envisioned. When approved, there were six homes within the PUD. Only three single-family homes remain within the PUD boundaries. The home in the northwest corner (215 Elmwood Avenue) is owner-occupied. The two houses within the subject parcels are owned by KLT Properties, which developed the All Secure Storage facility to the south. One was damaged by fire and is uninhabitable, and the one at 3717 Bremen Highway is unoccupied. All existing structures will be razed with the redevelopment of the properties.

The applicants are proposing to redevelop the property for the Midwest Shooting Center. Per the preliminary site plan, the 13,190 sq. ft. building will be in the northeast corner of the property with parking areas to the south and west. Veldman Drive, which currently ends at the north property line of the subject parcels, shall be extended through the site and connect to the storage unit property to the south. This access drive will be private and located within an ingress/egress easement on the future subdivision plat. When Veldman Drive is completely constructed between Meijer Drive to the north and the storage unit development, the existing access drive to the west between Elmwood Road and All Access Storage shall be permanently closed/blocked at the southern terminus.

Based on four (4) parking spaces per 1,000 sq. ft. of gross floor area, which is the applicable ratio for the proposed use, a total of 53 parking spaces are required for the 1,390 sq. ft. building. The preliminary site plan shows a total of 87 parking spaces including four (4) ADA compliant spaces. A future parking area is shown in the southwest corner of the property west of the access drive. If this parking area is not included in the final site plan and not accounted for in the stormwater drainage calculations, a future administrative site plan will be required prior to construction of the additional parking area.

Although not specifically requested in the applicant's petition, the PUD shall also be amended to follow the C-1 General Commercial District standards for architectural materials (Section 137-302(14) a). The preliminary building elevations show an exterior insulation and finish system (EIFS) on all façades exclusive of windows and doors. Currently the PUD requires 100% architecturally appropriate materials for all facades visible from the public right-of-way, of which EIFS is not included. EIFS is identified as an appropriate architectural material per the C-1 General Commercial design review guidelines.

Landscaping is required per the minimum landscaping and screening regulations for commercial property (Section 137-815), and the landscaping and additional perimeter screening/fencing per the PUD regulations (Ord. 5057).

Similar to when the original Planned Unit Development was approved, the applicant is only proposing to establish, or in this case, amend the permitted uses and development requirements of the planned unit development. If approved, a detailed Final Planned Unit Development site plan must be submitted to

address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements.

As previously mentioned, a subdivision plat will be required to combine the two existing parcels and dedicate all necessary easements (ingress-egress, utility, drainage, etc.) Although not required, it is recommended that the plat be submitted concurrent with the final site plan.

The final site plan and subdivision plat must be approved with all city review comments addressed, and the erosion control bond filed before any permitting or beginning construction.

All other previously approved development standards and conditions of approval per Ordinance 5057 shall remain applicable.

In addition to the prior comments in this report, the Planning Department has several comments relating to the future final site plan, including but not limited to, adhering to the required 20' pavement setback from the east property line, and reviewing and revising the access road (Veldman Drive) alignment if determined to be unfunctional due to tight turning radii.

In addition to the prior comments in this report, the Engineering Department requested several edits, including but not limited to, reviewing the radii for the curvature of the roadway (Veldman Drive extension) as it looks tight, coordinating the connection to the existing stormwater detention basin to the north with the adjacent owner, designing the stormwater drainage system and basin volume to handle back-to-back 100 year 24 hour storm events due to poor draining soils, and noted that the drive to the west is not Elmwood Drive (as labeled) but rather a private driveway (access drive to storage unit development).

The Electric Department commented that they will need to discuss electric needs with the contractor prior to construction.

All other pertinent City Departments have reviewed and approved the request providing no comments.

RECOMMENDATION

Staff recommends **approval** to amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development (PUD) to allow an indoor shooting range and follow the C-1 General Commercial District standards for architectural materials.

All other previously approved development standards and conditions of approval per Ordinance 5057 shall remain applicable to the property.

This recommendation is based upon the following findings of fact per Indiana Code Section 36-7-4-603:

1. The Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. An indoor shooting range, together with the other commercial uses in the PUD, are reasonably consistent with that guided use.
2. Current conditions and the character of current structures and uses in each district – The subject property currently includes two residential houses, one uninhabitable and one being a rental, and has been approved for commercial development including multi-tenant buildings. Adjacent buildings and uses include a vacant property, stormwater detention basin, and two restaurants with drive-thru facilities to the north; a credit union and vacant outlot to the east; a mini-storage facility and bypass access ramp to the south; and an access drive and single family residential in unincorporated St. Joseph County to the west.
3. The most desirable use for which the land in each district is adopted – The requested PUD amendment will allow the site to be developed with a different commercial use than originally envisioned over 15 years ago. Permitted uses within the original PUD were limited to C-1 General Commercial uses, multi-tenant commercial buildings, self-lock storage facilities without outside

storage, and one restaurant with drive-thru facilities. The PUD was subsequently amended to allow for two additional restaurants with drive-thru facilities.

4. Conservation of property values – The proposed amendment should not be injurious to property values in the surrounding area. A 6' high screening fence and landscaping is required along the west property line adjacent to the remaining residential uses in unincorporated St. Joseph County. Furthermore, the proposed exterior architectural materials will be commercial grade high quality materials than have been utilized throughout the city on other commercial buildings.
5. Responsible development and growth – The proposed amendment to allow for a commercial use not currently permitted per the PUD is desirable given the existing permitted and adjacent commercial uses.

ATTACHMENTS

Aerial, Photographs, Petition, Preliminary Site Plan & Exterior Building Elevations, Location Map



Aerial Photograph
Two Unoccupied Single-Family Residential Houses -3717 & 3729 Bremen Highway
Proposed Midwest Shooting Center



P1. Looking easterly along the south property line from the All Access Storage access drive.



P2. Looking northeasterly toward the site from the All Access Storage Unit access drive.



P3. Looking northeasterly toward the property from All Access Storage to the south.



P4. Looking north toward the property from All Access Storage to the south.



P5. Looking north toward the property and existing fire damaged house at 3729 Bremen Highway.



P6. Looking westerly toward the property and existing unoccupied house at 3717 Bremen Highway.



P7. Looking westerly along the south property line from Bremen Highway.

PET 2512
Received

AUG 20 2025

Planning and
Community Development

August 18, 2025

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 KLT Properties 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 (see attached)

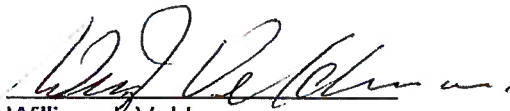
PARCEL ID NO: 027-1033-056608 – NORTH PARCEL
3717 Bremen Highway, Mishawaka, Indiana 46544

PARCEL ID NO: 027-1033-057002 – SOUTH PARCEL
3729 Bremen Highway, Mishawaka, Indiana 46544

Petitioner(s) own one hundred (100%) percent of the above-described parcel of land which carries a zoning classification of S-2 Planned Unit Development with an existing use of single family residential.

Petitioner(s) desire said real estate be amended to allow for a shooting range to be added as a permitted use.

Wherefore, the petitioner(s) 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.


William J. Veldman

William J. Veldman
5222 W Western Avenue
South Bend, IN 46619
(574) 532-3434

LEGAL DESCRIPTIONS

PARCEL ID NO: 027-1033-056608 – NORTH PARCEL

A TRACT OF LAND IN THE SOUTHEAST PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, 8 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 6 RODS; THENCE WEST, 40 RODS; THENCE SOUTH, 6 RODS; THENCE EAST, 40 RODS TO THE PLACE OF BEGINNING EXCEPT THE EAST 101.04 FEET THEREOF DEEDED TO THE STATE OF INDIANA FOR STATE ROAD 331 (ALSO KNOWN AS BREMEN HIGHWAY) BY DEED RECORDED AUGUST 9, 1976 IN DEED RECORD 820, PAGE 292.

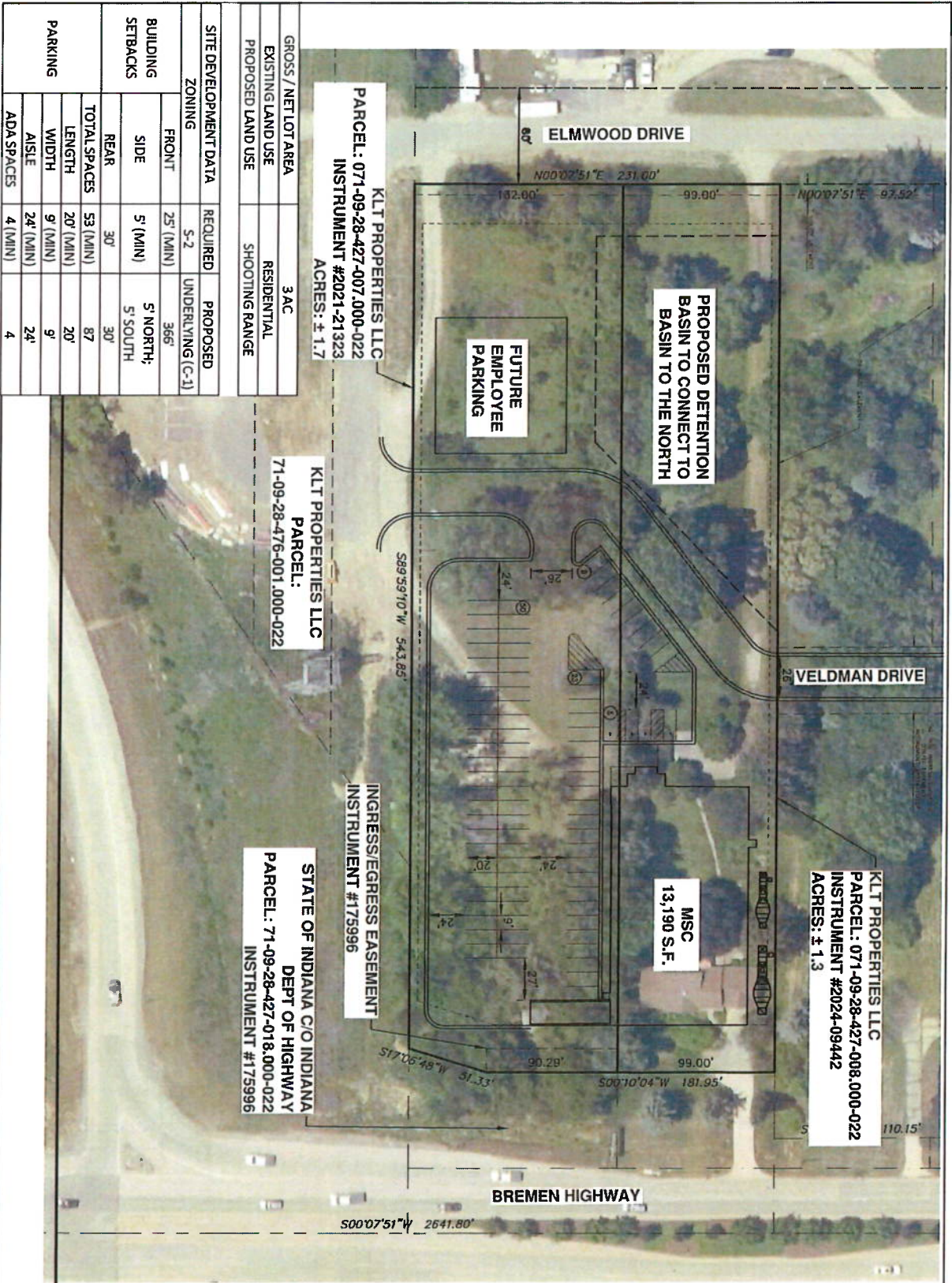
PARCEL ID NO: 027-1033-057002 – SOUTH PARCEL

THAT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE RUNNING NORTH ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 8 RODS; THENCE WEST 40 RODS, THENCE SOUTH 8 RODS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE EAST ALONG SAID SOUTH LINE 40 RODS THE PLACE OF BEGINNING, BUT EXCEPTING FROM THIS REAL ESTATE, THE SUBJECT REAL ESTATE, THAT PART WHICH WAS PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS AS RECORDED IN DEED RECORD 792, PAGE 261 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE WEST BOUNDARY OF S.R. 331 (ALSO KNOWN AS BREMEN HIGHWAY) SOUTH 89 DEGREES 32'18" WEST 41.15 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION: 1) THENCE SOUTH 89 DEGREES 32'18" WEST 75.00 FEET ALONG SAID SOUTH LINE; 2) THENCE NORTH 16 DEGREES 39'57" EAST, 51.33; 3) THENCE NORTH 00 DEGREES 19'00" WEST, 82.95 FEET TO THE NORTH LINE OF THE SUBJECT REAL ESTATE; 4) THENCE NORTH 89 DEGREES 32'18" EAST 60.00 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID S.R. 331; 5) THENCE SOUTH 00 DEGREES 19'00" EAST 127.93 FEET ALONG SAID WEST BOUNDARY; 6) THENCE SOUTH 00 DEGREES 25'00" EAST, 4.07 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.



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PLYMOUTH, MI 48170
(800) 525-6016

Revisions

Project Number	1051-25-13669	Date	8/11/25
PLN.	CS	Checked by	DKG
DLG	CS	Drawn by	DKG
		Book	BOOK

Client: **SFV SERVICES**

Project: **MIDWEST SHOOTING CENTER**

State	IN
County	ST. JOSEPH
Community	MISHAWAKA
Township	37N
Range	03E
Section	28

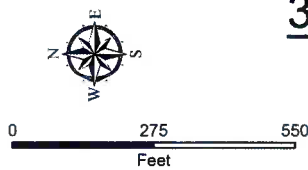
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Drawing Scale	Sheet Number
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3717 & 3729 BREMEN HWY, MISHAWAKA, IN 46544



METRO CONSULTING ASSOCIATES

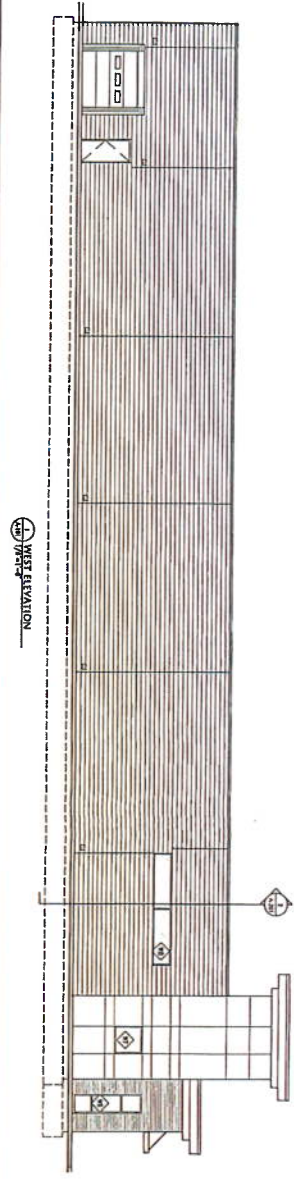
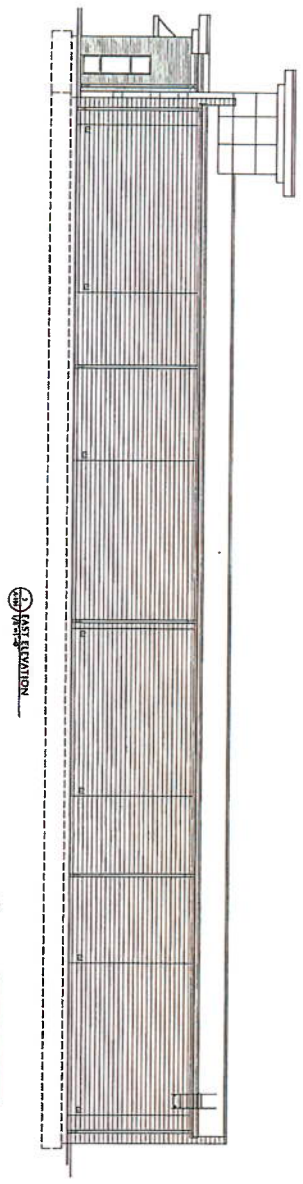
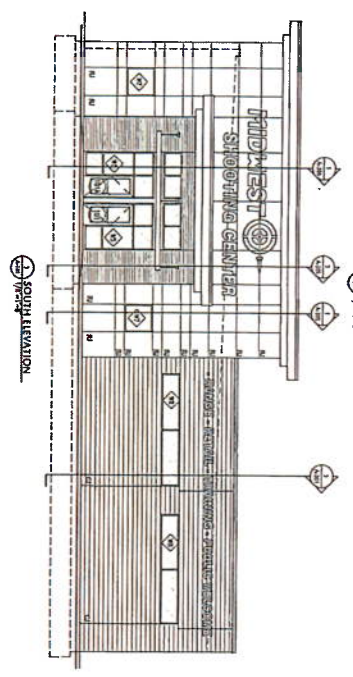
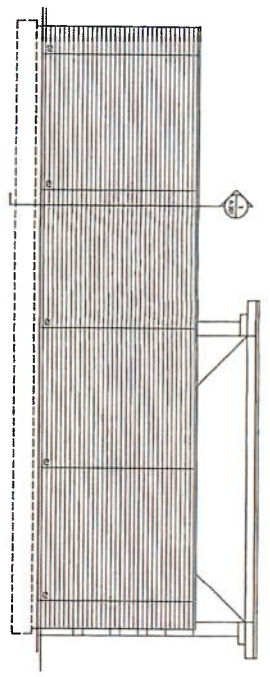
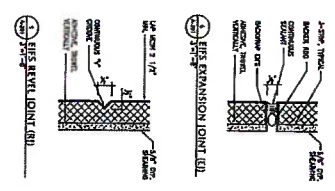
8/14/2025

Legend

- 300 foot buffer
- Purchased Parcels
- Parcels within 300 feet

PA 25-12
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 Planning and
 Community Development

DRAFT

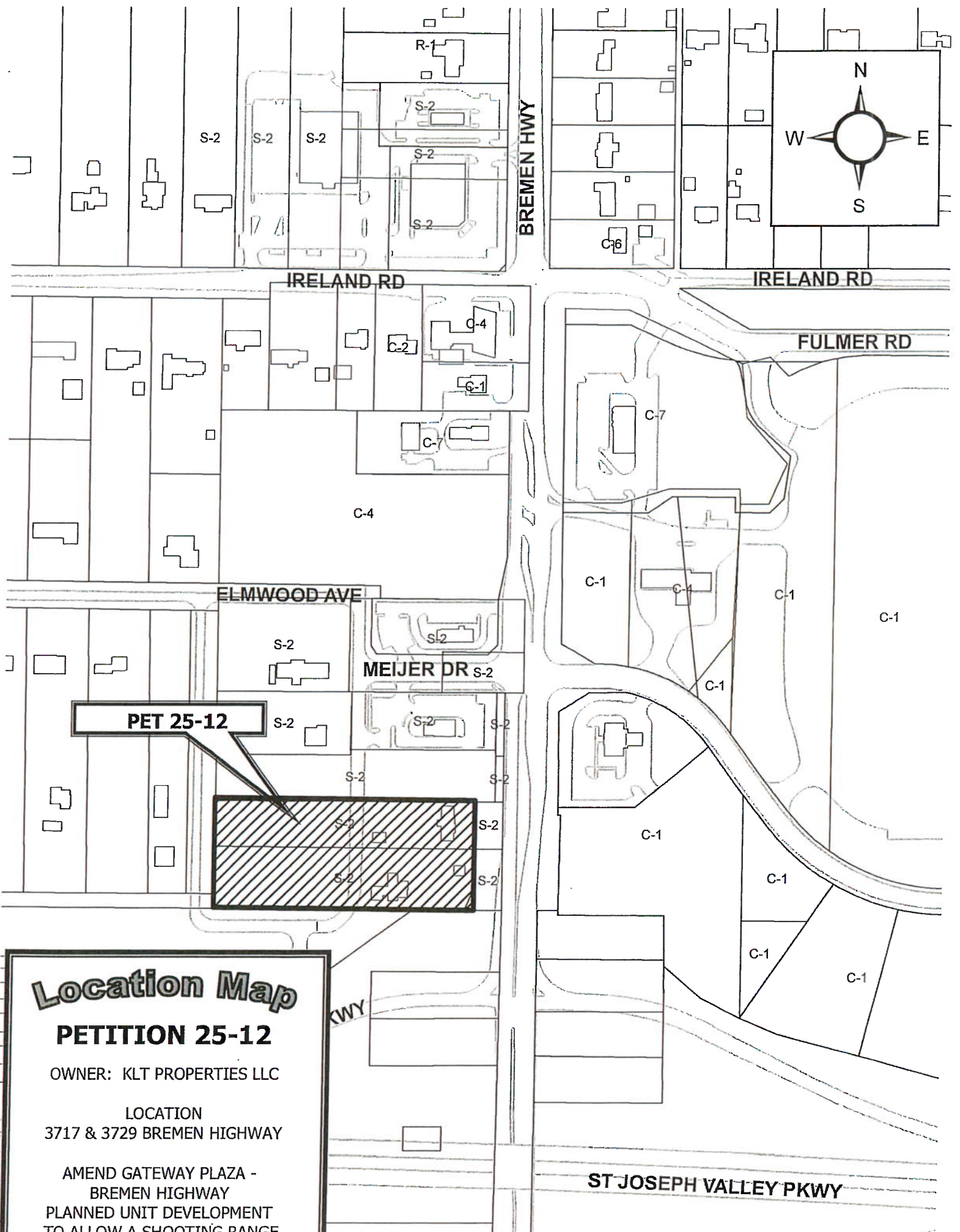


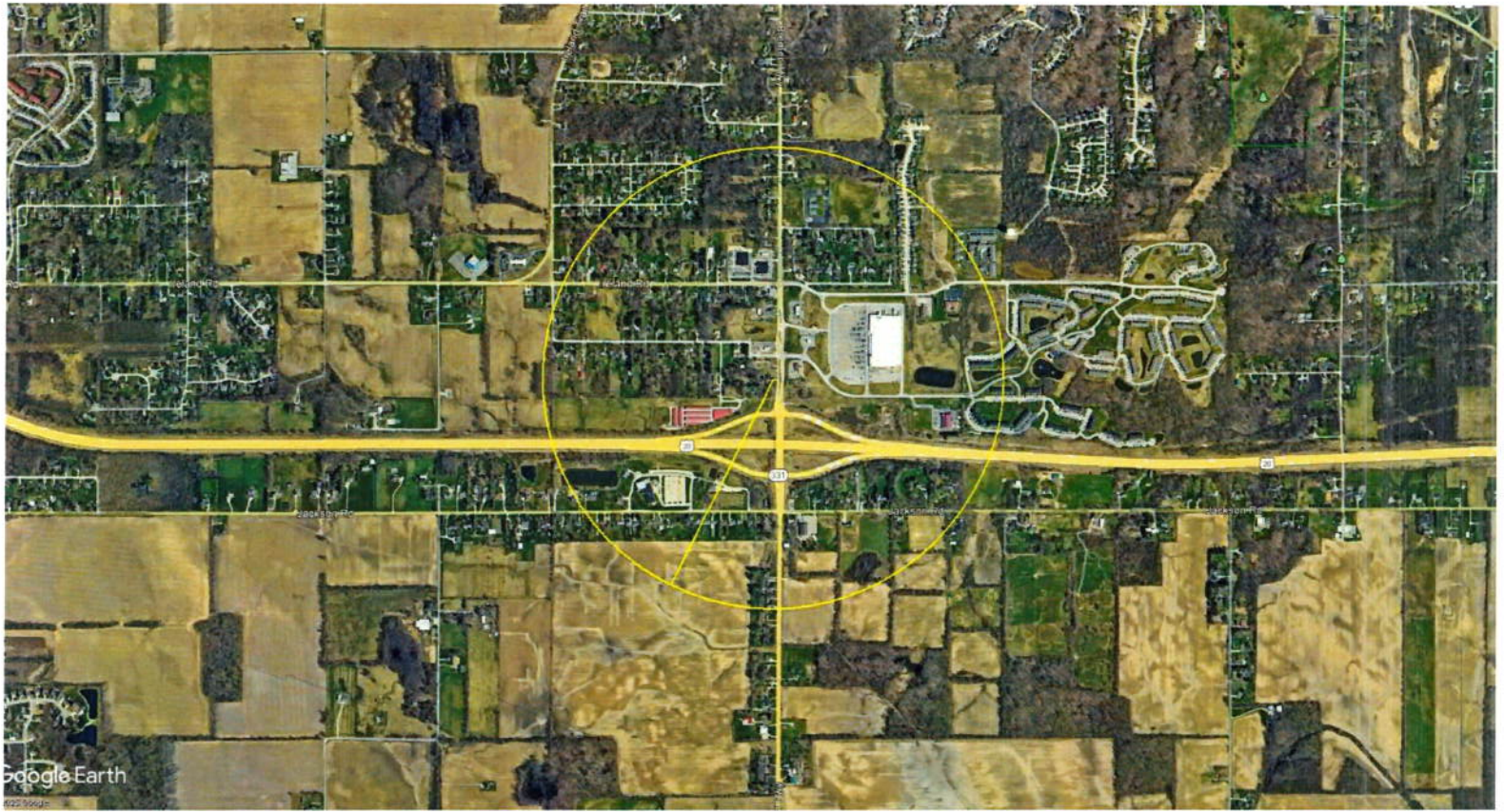
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Deborah S. Block, AMC, MMC

OCT 01 2025

City Clerk
Mishawaka, IN



Deborah S. Block, AMC AMAL

OCT 01 2025

City Clerk
Mishawaka, IN

Deborah S. Block, MMC, MMC

OCT 01 2025

City Clerk
Mishawaka, IN

DATE: September 24, 2025

TO: City Council Members of the Land Use Committee
Matt Carroll
Lou Ann Hazen
Matt Mammolent
Council Member Dale Emmons – District 1

RE: Gateway Plaza & Proposed Shooting Range (PET 25-12)

FROM: Stephen Fralish and other Residents of Elmwood Avenue

Dear Council Members;

Residents of Elmwood Avenue have serious objections to the approval of PET 25-12. Each of the bullet points listed herein are explained in greater detail below.

1. Increased Pass-Through Traffic on What Was Once a Quiet Residential Street
2. Increased Dangers for Small Children Trying to Play in Their Yards
3. Lackluster Notification by the Planning Dept. of the Severe Societal Impacts to the Elmwood Residents due to the Shooting Range
4. Significant Loss of Residential Property Values by Homeowners
5. No Real Plan by the City or the County to Protect Residents from Commercial Onslaught
6. Lack of Any Real Thought for a Road Closure Plan
7. Other Remarks

1. Increased Pass-Through Traffic on What Was Once a Quiet Residential Street

Since (a) the realignment of Elmwood Ave., (b) the installation of the new stoplight controls at the intersection of Bremen Hwy. and Meijer Dr. (c) the completion of both the Taco Bell and Wendy's restaurants and (d), the completion of the All-Secure self storage facility, **traffic volumes have increased SIGNIFICANTLY on our street.** This is unacceptable. Further not only have traffic volumes increased, but also the SPEED of pass-through traffic has increased. We call this traffic "pass-throughs" because it is very clear that 95% of these vehicles do not belong to homes on our street. It hasn't required a radar gun to recognize that many vehicles are traveling 40 mph. The official speed limit is 25 mph. In this regard; that is, through our OWN efforts, the County Highway Dept. was kind enough to install THREE additional 25 mph signs. We now have – between the intersections of Ireland Trail and Ireland Rd. and Elmwood Ave. and Veldman Dr., FIVE speed limit sign. Unfortunately, the signs have had minimal effect on speeders. We have contacted the County Sheriff's Dept. who have sympathized with our predicament but have essentially been told, kindly, that – having a squad car parked in someone's driveway to catch speeders is not a high priority for them. They have too many other hot buttons to monitor. Lastly, as you may full well know, both the City of Mishawaka and the County have specific policies NOT to construct speed bumps on their streets, contrary to South Bend which now has over 200 such obstructions. Such devices DO slow down traffic. Of the "pass-through traffic", what is depressing to observe is basically 3 categories of drivers: (a) cars from the Irish Hills Apts. heading east on Ireland Rd. and then cutting through the faster, "back way" to either Taco Bell or Wendy's, (b) cars wishing to avoid the busyness of the Ireland Rd/ Bremen Hwy. intersection and (c), cars just cutting through to get onto the US 20 By-Pass because they "think" it's faster. All of the street improvements and commercial development have taken place in a relatively short time frame; i.e., from about 2021 to 2024. Residents are still trying to cope with these changes.

Another item: Many of these drivers who speed are absolutely vulgar. My women resident, when gently pointing out the speed limit sign to such a vehicle to slow down -- was immediately given the

finger and cussed out while they sped off. This is not a rare occurrence.

Needless to say, the approval of NOT ONLY a shooting range but ALSO a gun store and training center which come with it, together with the 87 parking spaces needed for the business – will only make matter worse for the residents.

2. Increased Dangers for Small Children Trying to Play in Their Yards

Before all of this development occurred in the last 4 years, kids on our street could be seen riding their bikes, smaller children on their tricycles, mothers pushing their babies in strollers and older kids on skateboards. Those activities aren't seen as much anymore. Parents of young children are keeping them closer to their homes or having them play in their backyards. As of today, there are 16 children ages 10 and under who live on Elmwood. Fifteen of these children live in homes which lie on the east half of Elmwood closer to the Gateway PUD. My own 4 year old grandson has had to be closely protected whenever we venture out on the road. The times of peaceful repose on our street seems to have evaporated.

Again, increased traffic from the proposed shooting range will only make it LESS safe for our children.

3. Lackluster Notification by the Planning Dept. of the Severe Societal Impacts to the Elmwood Residents due to the Shooting Range

The Planning Dept., and in particular Mr. Derek Spier, did a good job in writing up the staff report and the detailed Technical Analysis for PET 25-12. They followed quite well all the external, objective criteria upon which the proposed shooting range should be evaluated. However, at least in this case, there was the external objective review but there also was the need for a subjective, internal review as well. The latter did not happen – perhaps because that's not the Dept's. responsibility either. Be that as it may, the impacts of the shooting range ARE affecting properties outside of this petition. From examination of properties on the County's GIS web site, it appears that only 3 residents needed to be officially contacted about the shooting range proposal. That is, by law, the 300 foot notification rule only affected these 3 homeowners. The rest of the neighborhood was totally ignorant of the development. Two of the 3 residents were older people with no children. Only Kevin West, whose property is contiguous to the PUD at its west edge bothered to discuss the matter with the Planning Dept. Mr. West does not wish to see his property lose value (see Item 4 below) but he does like the fact that – with the extension of Veldman Dr. to the north edge of the All-Secure's property line, he will finally get to have All-Secure's temporary driveway entrance closed, We're sure his kids will appreciate this action, too. We believe, however, that if the Planning Dept. had had to notify the remaining 20 plus residents on Elmwood, that the easy approval of PET 25-12 on September 9, 2025 may not have happened.....or, at least it may have been delayed. Again, the Planning Dept. did nothing wrong, it's just that we believe there is more going on here with this development than just a rubber stamp for its approval in order to get the PUD filled out with profitable business.

4. Significant Loss of Residential Property Values by Homeowners

Let's ask the question. How many of you, Council Members, would like to live near a shooting range and gun shop? What's your first reaction? Probably NOT. There is, qualitatively speaking, nothing wrong with a well-run, safe shooting range, even with its attendant gun store and training facility. These kinds of establishments have to be SOMEWHERE. However, let's look at the other shooting range facility in the City. Range USA is located on the south side of University Dr. just east of the UP Mall. Per the Building Dept., It was given an occupancy permit in April 2023. As you may know, it replaced a defunct movie theater. Interestingly, it has nearly the exact same number of parking spaces that the proposed Midwest Shooting Center is showing – about 85 ot 90 spaces. However, what should be pointed out more critically is that fact that there are NO private residences within a 1/2

7. Other Remarks

Starbucks? The Planning Dept. had verbally mentioned to at least one resident in the 2023-24 time frame that Starbucks had expressed interest in possibly developing the first parcel south of Wendy's. The Dept. has since stated that they have not heard from either Starbucks or the current owner (a Wendy's separate LLC) in over a year. Offhand, it seems that a shooting range may not be the best complement to a Starbucks. More than likely, a Starbucks initiative is probably dead if the range goes in.

Zoning? Why is it that a shooting range requires either an I-1 (Light Industrial) or an I-2 (Heavy Industrial) district designation? It is obvious that such a zoning change will only further reduce home values in a nearby R-1 neighborhood.

Summary

- The shooting range will only serve to increase unwanted traffic and speeding in a neighborhood filled with children. Just plain walking is now dangerous.
- **Road closure – somewhere - is the best, permanent solution to protect residents**
- Home values will decrease if a shooting range is allowed..
- Why can't we wait for a more benign development to come forward at Gateway? Wendy's and Taco Bell are already on board.

Please, not now, now here, and not ever. Thank you.

The Neighborhood Features That Drag Down Your Home Value — Ranked

By: Yuqing Pan — March 28, 2016
From: Realtor.com Web Site

When it comes to real estate clichés, “Location, location, location” has all other contenders (including “Not a drive-by!”, “Cash is king!”, “Is that your checkbook or are you just glad to see me?”, and “Worst house, best street”) beat by a mile. Not only has it been in use since at least 1926 (according to the [New York Times](#)), but it's utterly and inarguably true.

More than any other single factor, when you buy a home in a good location, it's usually a solid long-term investment. And being the unabashed optimists we are here at [realtor.com®](#), we focus most on the factors that help maximize your home's value. But hey, life—and real estate— isn't always rainbows and unicorns. So this week we decided to take a look at the downers: those things that actually keep you from getting top dollar from your home.

Study Methodology

The list itself probably won't surprise you, but the numbers just might. Who would have thought that it's a worse investment (by far!) to buy in a bad school district than near a strip club or a homeless shelter? Beyond strippers, that is. So how'd we do it? We looked at home prices and appreciation rates in U.S. ZIP codes where a specific drag-me-down facility such as a power plant is present. For each facility, we calculated the drag, or a “location discount,” by comparing the median home price of the ZIP codes with that facility with the median price for all homes in the same county. We limited our scope to the 100 largest metropolitan areas, since rural communities have lower home prices and slower appreciation.

Got it? Have a look at the list based on how badly your home's value will get dinged:

Keep in mind the difference between **causation** and **correlation**: Does having a cemetery or shooting range in the neighborhood cause home prices to drop? Or are those businesses drawn to the area because of cheap real estate? We don't have a definite answer, but their presence is generally a sign that a neighborhood is the opposite of up-and-coming. Judge your investment accordingly.

Hospital – The drag: 3.2%

Hospitals are awesome, right? Having a great one within easy access is just about every homeowner's goal. But easy access is one thing, and being woken up by ambulance sirens—or, god forbid, medical helicopters—at 3 a.m. is quite another. Among homeowners who sold in 2015, those near a hospital generally got 3% less than an average home in the same county would get, based on our sales deed records and hospital location data from [data.medical.gov](#). In the world of real estate price demerits, 3% isn't a lot, so clearly plenty of people are willing to overlook some noise and chaos in favor of nearby medical care.

Shooting Range – The drag: 3.7%

According to most research, it's not the guns or the people who shoot them that the neighbors of shooting ranges object to most; it's more the idea of the places and, in some cases, the noise of gunfire, especially outdoor gun ranges. More perceived problems: environmental concerns, including the lead that leaches off spent shells, potentially poisoning soil and water. Last year, a closed gun club in San Francisco triggered \$22 million in cleanup fees, the San Francisco Chronicle reported. We used gun range locations from [wheretoshoot.org](#).

Power Plant – The drag: 5.3%

There are more than 8,000 power plants across the U.S., according to the Environmental Information Agency. Much as we are grateful for the modern convenience of electricity (thanks, **Ben Franklin!**), the huge facilities spur more NIMBY (“not in my backyard”) movements than anything this side of waste treatment facilities. The

most frequently cited reason: safety concerns. The perceived dangers of living near a power plant vary dramatically depending on type, from the seemingly harmless solar to the dreaded nuclear. In general, having a power plant in the neighborhood is associated with lower property prices.

Funeral Home – The drag: 6.5%

Some people believe you get bad spiritual energy from living near a funeral home; some just dislike the traffic caused by service workers and funeral attendees; and others fear that the smoke from a crematorium is toxic. But plenty of folks just find them seriously creepy, an unpleasant constant reminder of our own mortality. Our analysis of property values near funeral homes listed on legacy.com seems to confirm the stigma. Properties near a funeral home see a 6.5% drop in price compared to all homes in the same county.

Cemetery – The drag: 12.3%

Call it superstition, call it irrational fear, but there's an awful lot of people who find the prospect of living near lots of buried bodies unpleasant or downright terrifying (see: Funeral homes). To be fair, there are some people who seriously dig how quiet the neighbors are, but they're outnumbered by the haters. To do the research, we used a list of federal and state cemeteries operated by the Department of Veterans Affairs and found that the median price of ZIP codes with a cemetery is about 12% lower than neighboring areas.

Homeless Shelter – The drag: 12.7%

Homeless shelters can be unloved and unwanted misfits in residential areas. Even though there's no rule that homeless shelters are usually accompanied by higher rates of crime, shelters do certainly attract motley groups of people, necessitate emergency calls, and require more police in otherwise quiet, safe neighborhoods. Shelter locations, listed on homelessshelterdirectory.org, are often limited to less prime areas in the city where home values are about 13% less.

High Concentration of Renters – The drag: 13.8%

Does a cluster of rental buildings—or lots of them—lower the property value in a neighborhood? Many homeowners have pondered this. While it's hard to do an analysis down to every property, we found that ZIP codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. The data are from the [American Community Survey](#).

Strip Club – The drag: 14.7%

Catering to adult vices—and often (rightly) associated with loud music and less-than-savory visitors—a “gentlemen's club” is an unwelcome neighbor on the block. We tracked nearly 2,000 strip joints listed on stripclublist.com and ranked the category high on our “unwanted” list. In one extreme case, the crime-plagued neighborhood of Washington Park in East St. Louis, IL -- the ZIP code 62204 -- has 10 strip clubs.¹⁰ How do they all compete? It saw only a handful of homes sold in the past three years, with a median price of \$10,000.

Bad School – The drag: 22.2%

While a top-performing school is definitely a plus for your property value, a bad school is a complete, out-and-out disaster. A school where one teacher handles a class of 40 students with a slim graduation rate is usually an indicator of a deprived neighborhood. The median home price of ZIP codes with schools that receive a 1 to 3 rating (out of a possible 10) from GreatSchools.org is only \$155,000.

DATE: October 2, 2025

TO: City Council Members of the Land Use Committee
Matt Carroll
Lou Ann Hazen
Matt Mammolent
Council Member Dale Emmons – District 1

Deborah S. Block, MMC, MMC

OCT 02 2025

City Clerk
Mishawaka, IN

RE: PET 25-12 - Alternate Property Option for Proposed Shooting Range

FROM: Residents of Elmwood Avenue

Dear Council Members;

Besides what was sent to you earlier this week, please find below a brief discussion on alternate sites available for the proposed shooting range. Also attached is an aerial photo presenting these sites.

Other Suitable Properties Close-By with no Remonstrances

Obviously, the shooting range would be less objectionable if it were located somewhere other than Gateway Plaza. In fact, any other more benign development may even be welcomed since it would force the closure of the temporary entrance to the self-storage facility – presuming that development was extending Veldman Dr. to the northern edge of the self-storage property. A more traditional business would at least negate the hit on home values that the shooting range would cause. However, just for the record, it should be pointed out that suitable properties for a shooting range do exist on the east side of Bremen Hwy. There are 3 parcels situated immediately east of the new United Federal Credit Union which is located at the southeast corner of Meijer Dr. and Bremen Hwy. All of these parcels have City water and sewer service adjacent to the front footage. All lie on the south side of Meijer Dr. and north of the By-Pass. These parcels are 1.6, 4 and 6 acres in size. Meijer owns the 1.6 and 4 acre outlots and the 3rd parcel is represented by Bradley, a well known commercial real estate company. At first glance, there even appear to be an advantages of these parcels as compared to the Gateway site; namely:

- a. The 2 parcel owned by Meijer could easily be adjusted to whatever acreage size is optimally needed by Midwest Shooting Centers.
- b. Midwest Shooting Center would incur less infrastructure costs; that is, the water, sewer and street extensions caused by the extension of Veldman Dr. would NOT be needed. These utilities are already contiguous to these parcels. Immediate access is available directly from Meijer Dr. Based on a quick review of the County's GIS web site, it appears that Veldman Dr. needs to be extended 326 feet to the south – not an insignificant cost. Based on recent bid prices for street, sidewalk, water and sewer a budget cost for this extension is estimated to be about \$165,000,
- c. Signage for advertising the shooting range would be much more prominent and viewable for motorists driving on the By-Pass as compared to the more internalized site within Gateway Plaza.

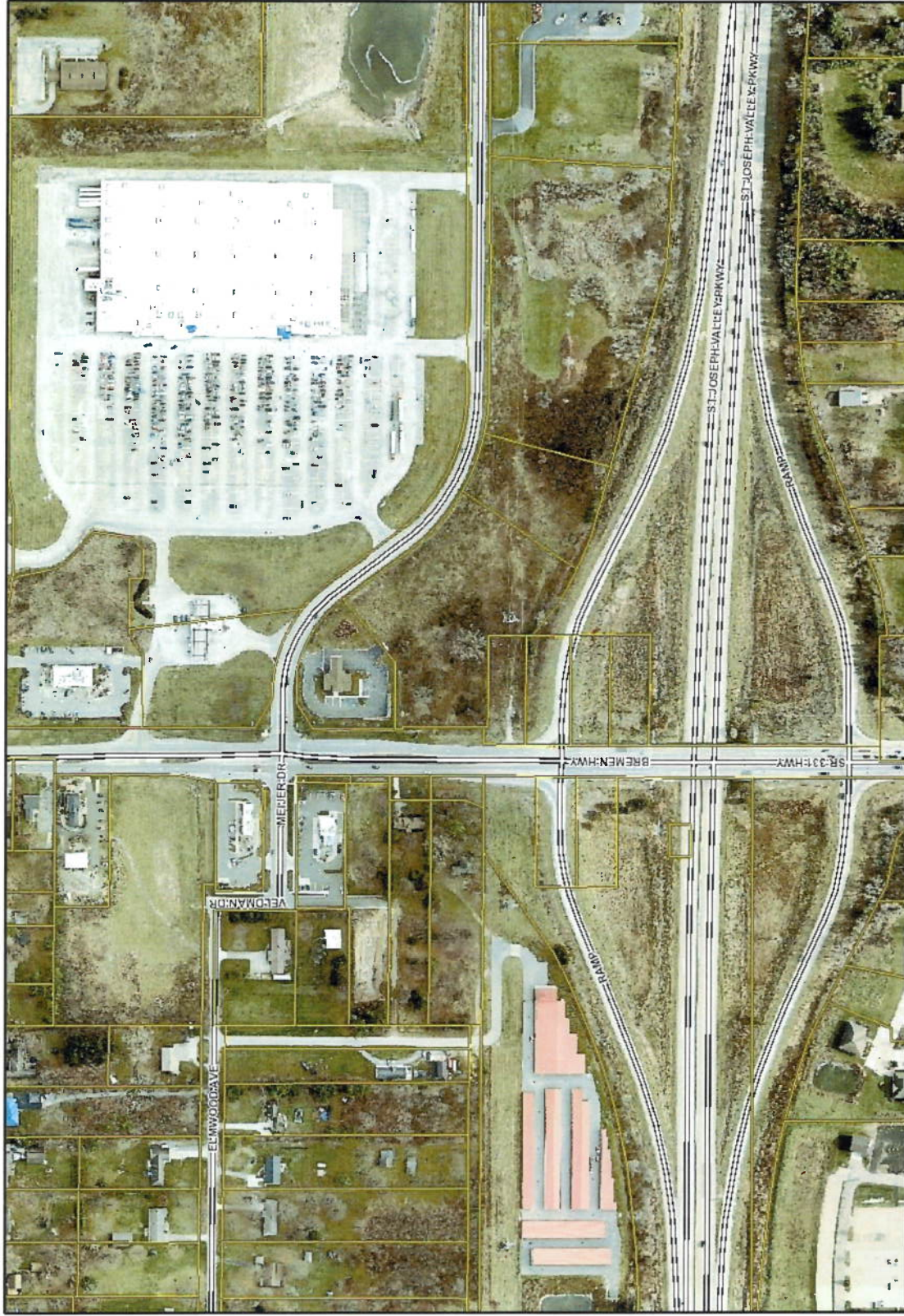
Again, please, not now, now here, not ever.

OCT 02 2025

City Clerk
Mishawaka, IN

Cost Estimate for Street Extension of Veldman Drive (Materials & Labor)

Item	Quantity	Unit	Unit Price	Cost
Sidewalk (4' wide x 326' x 2 sides)/9 sqft per sqyd	290	sqyd	\$70	\$20,300
Rolled Curb & Gutter (326' x 2 sides)	652	linear ft	\$30	\$19,560
Asphalt Municipal Grade Street (24' wide x 326')/9 sqft/sqyd	869	sqyd	\$72	\$62,568
Sewer (8" PVC Schedule 40)	250	linear ft	\$55	\$13,750
San. Manhole (4' diam.)	1	Each	\$4,500	\$4,500
Water Main (6" ductile iron)	250	linear ft	\$80	\$20,000
Landscaping	Lump Sum	---	---	\$10,000
Total				\$150,678
Contingency (Estimated @ 10%)				\$15,068
Total				\$165,746



Parcels East of Bremen Hwy

txtSubTitle

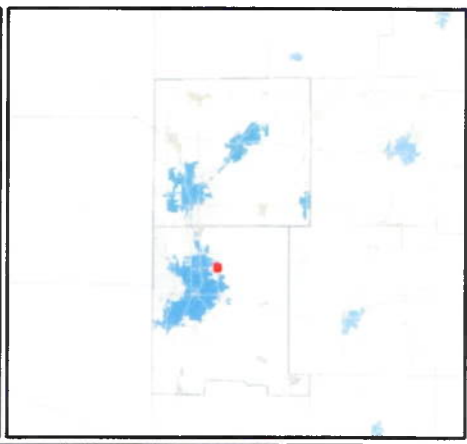
Legend

- SJC Parcel Dimensions
- SJC Parcels
- SJC Street

1 inch = 249.92 feet

Miles

0 0.01 0.02 0.05



Date Printed: 10/2/2025
Map Generated By: PET 25-12 Parcels E of Bremen Hwy
Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.
Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.

Deborah S. Block, MMC, MMC

SEP 10 2025

City Clerk
Mishawaka, IN

PETITION 25-13

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2025-23

ORDINANCE NO. _____

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

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

1008 S Merrifield, Mishawaka, IN

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

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

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

MCC Self Storage Minor Subdivision Lot 1

which real estate is now classified as C-7 Automobile Oriented Restaurant District shall hereafter be within and a part of that District known as C-10 Filling Station Commercial designated in "The Zoning Ordinance of 1966" as amended.

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

This recommendation is based on the following findings of fact per Indiana Code Section 36-7-4-603:

- 1. The Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal is consistent with the Comprehensive Plan.*
- 2. Current conditions and the character of current structures and uses in each district – The subject property, which includes an underutilized parking area for an existing adjacent multi-tenant commercial building, is currently zoned for commercial use and located along a mixed use commercial and residential corridor. The character of the buildings vary greatly and include single and multi-tenant commercial buildings, industrial buildings, a senior living apartment complex, and single family residential homes. Adjacent land uses include a common access drive and discount retail store to the north; single family homes to the west; vacant property zoned for commercial use to the south; and a common access drive, pawn shop, indoor self-storage unit facility, and fireworks retailer to the east.*
- 3. The most desirable use for which the land in each district is adopted – Because of the property's current commercial zoning and being adjacent to existing similar commercial zoning and development, the most desirable use of the property is commercial. The*

Proposed Ordinance No: 2025-23

Ordinance No: _____

property is currently an underutilized parking lot serving an adjacent multi-tenant commercial building.

4. *Conservation of property values – The proposed rezoning should not be injurious to property values in the area. Permitted C-10 Filling Station Commercial uses should be compatible with the adjacent existing uses.*
5. *Responsible development and growth – The proposed change in zoning is desirable given the current commercial zoning of the property and the existing and preferred commercial use.*

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2025, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2025, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2025, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: Northeast Corner of S. Merrifield Avenue & E. 12th Street
Lot 1 of "MMC Self Storage Minor Subdivision" (PLAT 22-12)

Date: Sept. 9, 2025

Petition: 25- 13

Prepared By: DJS

GENERAL INFORMATION

Applicant: VR Empire LLC / Abonmarche Consultants

Status: Property Owner / Surveyor & Engineering Consultant

Request: To rezone from C-7 Automobile-Oriented Restaurant Commercial District to C-10 Filling Station Commercial District to allow for a gas station with convenience store

Zoning Classification: C-7 Automobile-Oriented Restaurant Commercial District

Lot Size: 1.56 acres

Applicable Regulations: Section 137-529 & 137-530 / C-10 Filling Station Commercial District, Section 137-41 / Amendments to the Zoning Map, & Indiana Code 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern: North: C-1 General Commercial (Common Access Drive for Lots 1 & 2 of the "MMC Self Storage Minor Subdivision") & C-7 Auto Oriented Restaurant Commercial District (Retail / Dollar General)

South: C-2 Shopping Center Commercial (Vacant)

East: C-1 General Commercial (Common Access Drive for Lots 1 & 2 of the "MMC Self Storage Minor Subdivision", Pawn Shop, Indoor Self-Storage Unit Facility, Fireworks Retailer)

West: R-1 Single Family Residential (Residential)

Thoroughfare: S. Merrifield Avenue & E. 12th Street

Council District: 2

School District: School City of Mishawaka

Township: Penn

Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer

Comprehensive Plan: General Commercial

ANALYSIS

The Petitioner, VR Empire LLC, is requesting to rezone property located at the northeast corner of S. Merrifield Avenue and E. 12th Street from C-7 Automobile Restaurant Commercial District to C-10 Filling Station Auto Oriented Restaurant Commercial District for a gas station with convenience store.

The 1.56 acre site, which is currently a parking area for the multi-tenant commercial building to the east, consists of one parcel of property (Tax Parcel 016-1125-4937.10). The adjacent parcel, being Lot 2 of the "MMC Self Storage Minor Subdivision", includes common access drives that will serve both the lot being rezoned and the adjacent building currently occupied by Mishawaka Indoor Storage, Ozark Pawn Shop, and Mishawaka Fireworks.

In May 2022, the Common Council approved a use variance (AP 22-10 / Resolution 2022-12) to allow an indoor storage unit facility in the adjacent multi-tenant building since it was not a permitted use in the C-1 General Commercial District. The Staff Report for the use variance indicated that Planning Staff would only support the proposed use if a commercial outlot, being the subject property, was subdivided within the western part of existing parking area, and rezoned, based upon future anticipated use. The outlot was zoned to the C-7 Automobile Oriented Restaurant Commercial District. Development of an outlot will establish a more active commercial use, likely resulting in increased vehicular traffic in a presently underutilized commercial property. The indoor storage facility has minimal use on a daily basis.

Per the preliminary site plan, the applicant is proposing to construct an approximate 3,400 sq. ft. one-story building, fuel pumps with an overhead canopy, a twenty-one (21) space parking lot, and other required infrastructure (utilities, a storm water retention basin, landscaping, etc.)

Access to the site will be provided from both S. Merrifield Avenue and E. 12th Street utilizing the two (2) existing curb cuts/drives on the adjacent property. A 5' non-access easement is located along the entire property frontage restricting access to the adjacent drives. Shared access and parking easements exist on both the subject property and adjacent property.

Based on 5.5 parking spaces per 1,000 sq. ft. of gross floor area, which is the applicable ratio for the proposed C-10 Filling Station Commercial use, a total of nineteen (19) parking spaces are required for the approximate 3,400 sq. ft. building. The preliminary site plan shows twenty-one (21) spaces provided within three (3) parking rows to the north, west, and south of the building. Although not shown on the preliminary site plan, Planning Staff requested that the parking and access drives on the adjacent property be included to demonstrate how this property will be incorporated into the redevelopment of the subject property. The applicant will have to contact and work with the adjacent owner regarding these off-site improvements.

Landscaping and screening shall comply with the commercial landscaping regulations. Landscaping shall include a hedgerow, earthen berm, or decorative fence along S. Merrifield Avenue and E. 12th Street; perimeter deciduous shade (overstory) trees or deciduous ornamental (understory) trees planted at the minimum on-center requirements along all property lines; and parking lot landscaping.

With this petition, the applicant is only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, soil erosion control, landscaping, and all other required improvements pertinent to the proposed development. If developmental variances or design review waivers are required, the Board of Zoning Appeals and/or Plan Commission shall be petitioned when a final site plan is submitted.

Since the property is currently zoned for automobile-oriented restaurant and general commercial use and located along a mixed use commercial and residential corridor, Staff supports the request for rezoning. C-10 District uses will not be out of character and will be compatible with the existing adjacent land uses and zoning. Furthermore, commercial use is consistent with the recommended use per the comprehensive plan.

The Engineering Department commented that a sanitary sewer lateral will be constructed as a part of a public road improvement project in the fall of 2026. The utility plan for this site will need to incorporate the location of the lateral.

The Electric Department commented that they will need to discuss service needs with the contractor prior to construction.

The Water Department commented that they should be contacted with questions on service, metering, or backflow needs.

All other pertinent City Departments have reviewed and approved the request without comment.

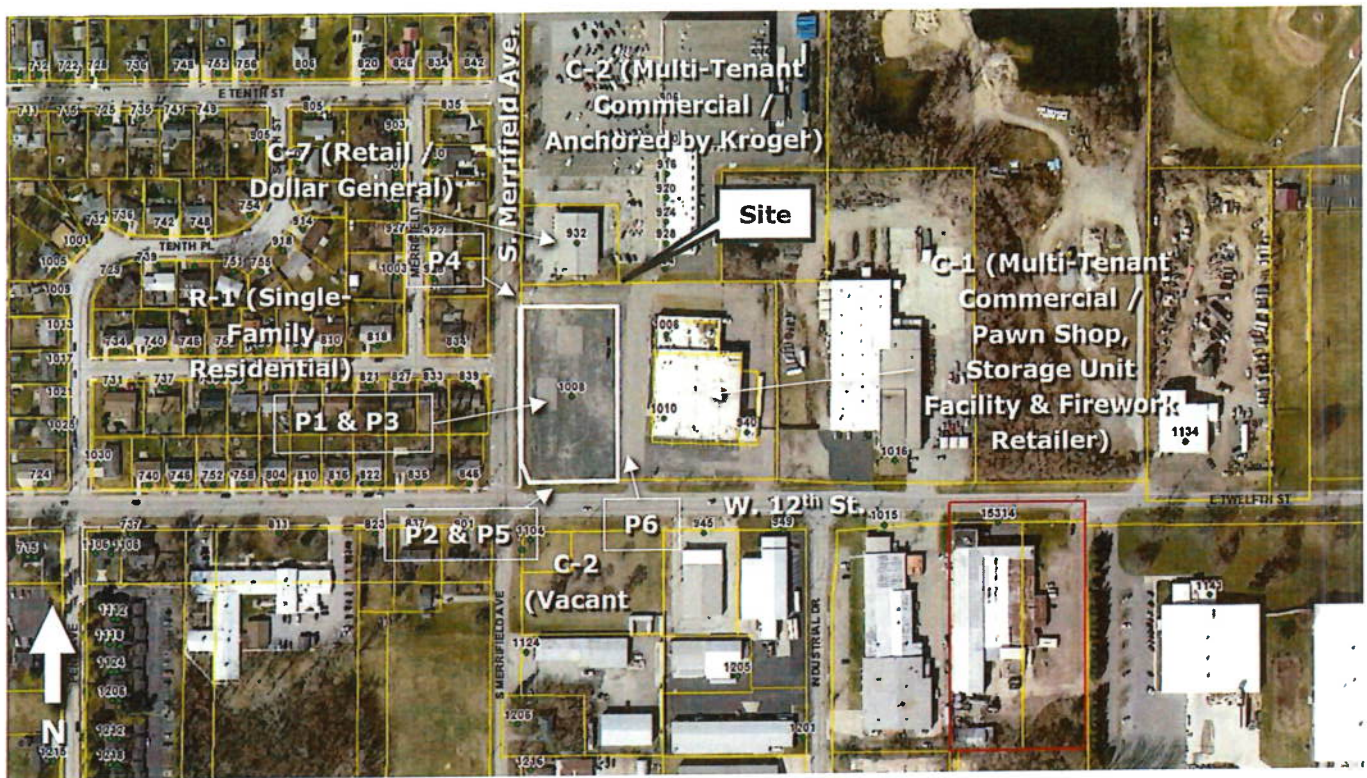
RECOMMENDATION

Staff recommends in **favor** of Petition 25-13 to rezone property at the northeast corner of S. Merrifield Drive and E. 12th Street, more specifically being Lot 1 of the MMC Self Storage Minor Subdivision, from C-7 Automobile-Oriented Restaurant Commercial District to C-10 Filling Station Commercial District for a gas station with convenience store. This recommendation is based on the following findings of fact per Indiana Code Section 36-7-4-603:

1. The Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal is consistent with the Comprehensive Plan.
2. Current conditions and the character of current structures and uses in each district – The subject property, which includes an underutilized parking area for an existing adjacent multi-tenant commercial building, is currently zoned for commercial use and located along a mixed use commercial and residential corridor. The character of the buildings vary greatly and include single and multi-tenant commercial buildings, industrial buildings, a senior living apartment complex, and single family residential homes. Adjacent land uses include a common access drive and discount retail store to the north; single family homes to the west; vacant property zoned for commercial use to the south; and a common access drive, pawn shop, indoor self-storage unit facility, and fireworks retailer to the east.
3. The most desirable use for which the land in each district is adopted – Because of the property’s current commercial zoning and being adjacent to existing similar commercial zoning and development, the most desirable use of the property is commercial. The property is currently an underutilized parking lot serving an adjacent multi-tenant commercial building.
4. Conservation of property values – The proposed rezoning should not be injurious to property values in the area. Permitted C-10 Filling Station Commercial uses should be compatible with the adjacent existing uses.
5. Responsible development and growth – The proposed change in zoning is desirable given the current commercial zoning of the property and the existing and preferred commercial use.

ATTACHMENTS

Aerial Photograph, Site Photographs & Google Street Views, Petition, Preliminary Site Plan, Location Map



Aerial Photograph
 Lot 1 of the MCC Self Storage Minor Subdivision
 NE Corner of S. Merrifield Ave. & E. 12th St.



P1. Looking easterly from the subject property (parking lot) toward the multi-tenant commercial building.



P2. Looking northeasterly from the S. Merrifield Ave. & E. 12th St. intersection toward the property and multi-tenant commercial building to the east.



P3. August 2025 Google Street View Looking toward the property from S. Merrifield Avenue.



P4. August 2025 Google Street View Looking toward the property and the existing access drive on S. Merrifield Avenue.



P5. August 2025 Google Street View Looking toward the property from the S. Merrifield Avenue and E. 12th Street intersection.



P6. August 2025 Google Street View Looking toward the property west of the existing access drive on E. 12 Street.

City of Mishawaka, Indiana
REZONING PROCEDURE

PET 25-13
Received

AUG 20 2025

Planning and
Community Development

DATE: 08/20/2025

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

RE: PETITION TO REZONE

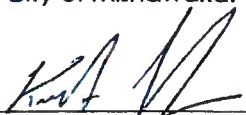
The undersigned Kuldip Singh (Owner) respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit: see attached legal description.

(Give accurate and complete legal description. Tax key numbers and shortened legals alone are not acceptable. Also give the common address or a definitive common location.)

Petitioner(s) own one hundred (100%) percent of the above-described parcel of land which carries a zoning classification of C-7 District. Said property is (state the existing use of the real estate) currently a vacant parking lot.

Petitioner(s) desire said real estate to be rezoned to C-10 District. Petitioner(s) further state that they intend to utilize said land for (state the proposed use for the property/ reason for the rezoning) a new gas station development.

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 rezoning the above described parcel of land located in the City of Mishawaka.



Signature of Property Owner / Title Holder

Signature of Second Property Owner / Title Holder

Kuldip Singh

Print Name

Print Name

CONTACT PERSON:

Name: Chris Godlewski (Abonmarche Consultants)

Address: 315 W Jefferson Boulevard, South Bend, IN 46601

Day Phone Number: 574-232-8700

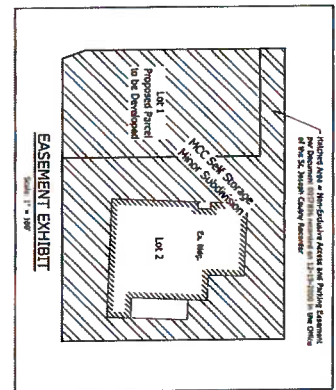
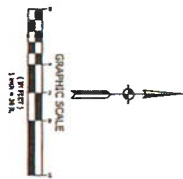
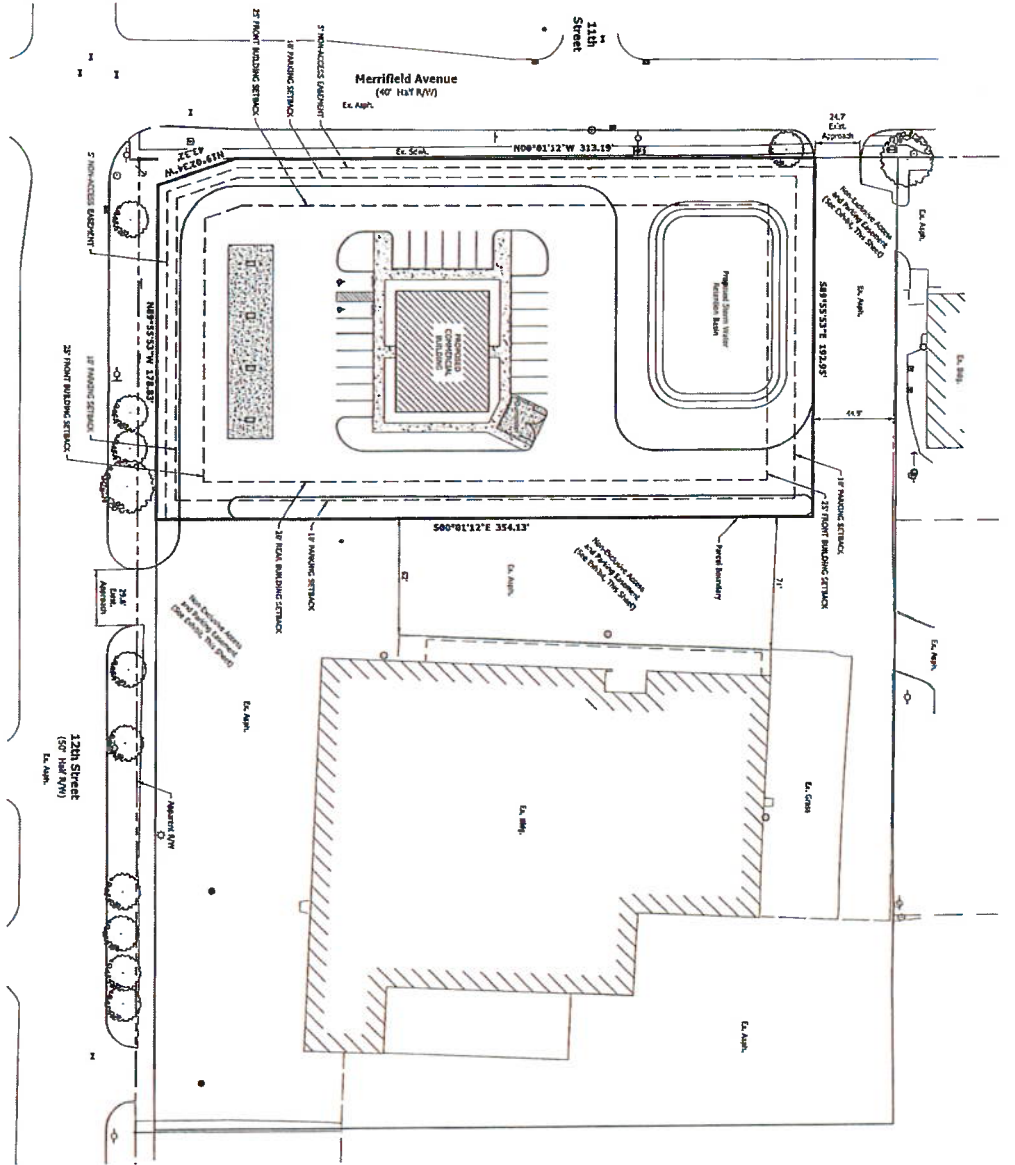
Fax Number: _____

Email: cgodlewski@abonmarche.com

City of Mishawaka, Indiana
REZONING PROCEDURE

A Part of the Southeast Quarter of Section 15 Township 37 North, Range 3 East, Penn Township,
St. Joseph County, Indiana

MCC Self Storage Minor Subdivision Lot 1



- GENERAL NOTES**
1. Project is located within City of Milwaukee C-7 (Neighborhood Commercial) zoning district.
 2. Existing building is to be demolished and replaced with a new building.
 3. Site will be served by Milwaukee water and sewer.
 4. All proposed improvements shall be installed in accordance with the City of Milwaukee Engineering Department standards.

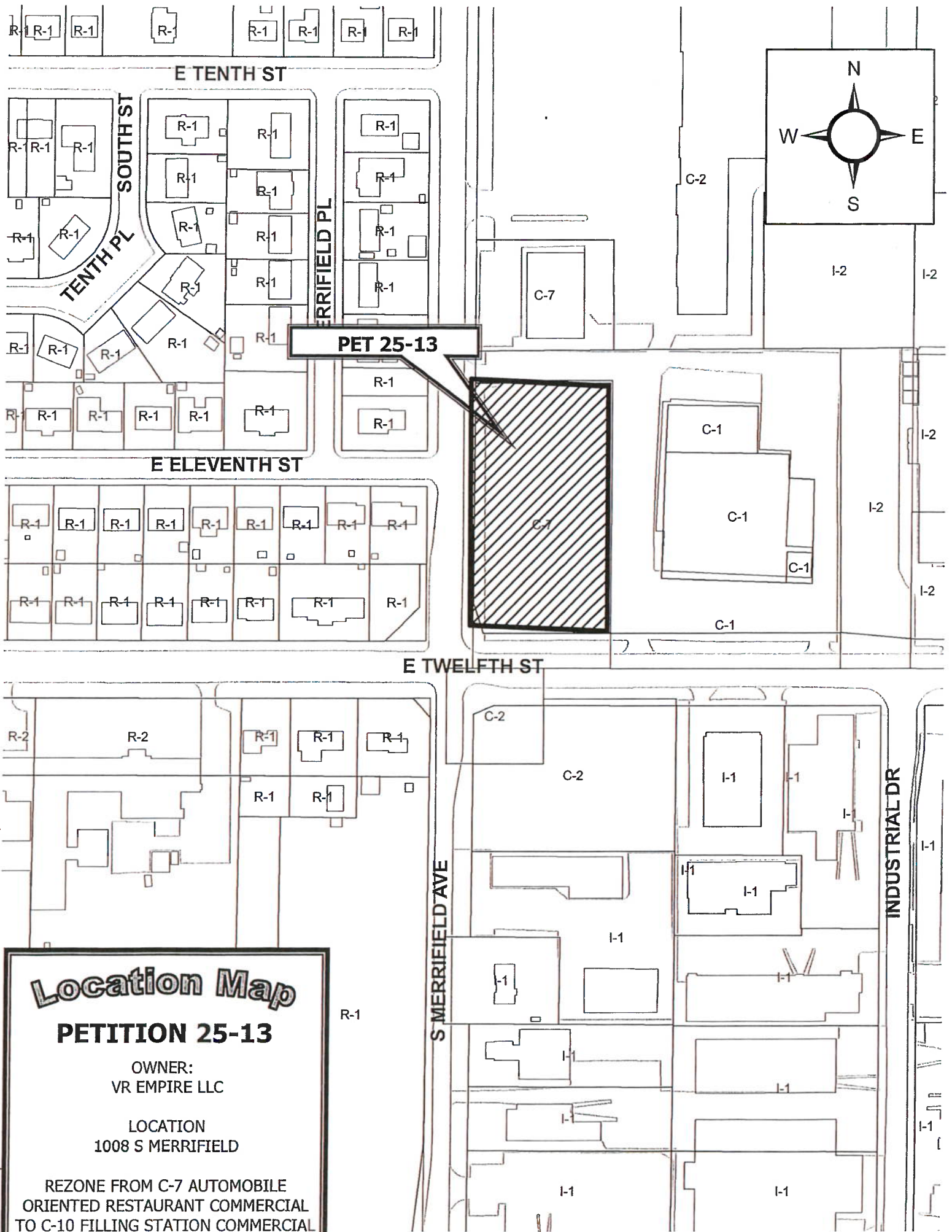
Received
25-13
AUG 29 2025
Planning and
Community Development
DANIELA T. I.

PRELIMINARY

PROJECT NO: 25-146

DATE: 06/27/2025
DRAWN: JKL
CHECKED: JKL

KULDIP SINGH
MERRIFIELD AVENUE GAS STATION
REZONING CONCEPT PLAN
MERRIFIELD AVENUE AT 12 STREET, MISHAWKA, WI



Location Map

PETITION 25-13

OWNER:
VR EMPIRE LLC

LOCATION
1008 S MERRIFIELD

REZONE FROM C-7 AUTOMOBILE
ORIENTED RESTAURANT COMMERCIAL
TO C-10 FILLING STATION COMMERCIAL

SEP 10 2025

City Clerk
Mishawaka, IN

PETITION 25-14

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2025-24

ORDINANCE NO. _____

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

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

Property North of 4340 N Main Street, Mishawaka, IN

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

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

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

PART OF THE EAST HALF (E 1/2) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE N00°11'21"E, THIS AND ALL SUBSEQUENT BEARINGS ARE ASSUMED, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 33, 1318.57 FEET TO THE EAST QUARTER CORNER OF SECTION 33; THENCE N00°18'32"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, 432.06 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 0245874 AS RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE S89°41'28"W ALONG SAID NORTH LINE, 521.56 FEET; THENCE S35°22'58"W, 73.97 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, BEING SUBTENDED BY A CHORD OF 170.18 FEET BEARING S17°41'29"W; THENCE SOUTHERLY ALONG SAID CURVE 172.91 FEET; THENCE S00°00'00"W, 96.76 FEET TO THE CENTERLINE OF JUDAY CREEK; THENCE S78°38'00"W ALONG SAID CENTERLINE, 667.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S00°05'41"W ALONG SAID RIGHT-OF-WAY, 393.76 FEET TO A SET IRON PIN AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°05'41"W ALONG SAID RIGHT-OF-WAY, 159.00 FEET TO A FOUND MAG NAIL; THENCE N89°58'19"E, 185.54 FEET TO A FOUND MAG NAIL AND TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, BEING SUBTENDED BY A CHORD OF 132.02 FEET, BEARING N82°23'09"E; THENCE EASTERLY ALONG SAID CURVE 132.41 FEET TO A SET IRON PIN; THENCE N00°05'41"E, 140.89 FEET TO A SET IRON PIN; THENCE N89°54'19"W, 316.37 FEET TO THE POINT OF BEGINNING.

Proposed Ordinance No: 2025-24

Ordinance No: _____

SAID PARCEL OF LAND CONTAINING A TOTAL OF 1.148 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. THIS DESCRIPTION WAS PREPARED FROM A JULY 2025 FIELD SURVEY. BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, NAD83 NO TRANS [EAST ZONE]. ALL PINS SET ARE 5/8" X 36" WITH CAP S.J. LEESMAN 21600010.

which real estate is now classified as C-1 General Commercial District shall hereafter be within and a part of that District known as C-7 Automobile Oriented Restaurant designated in "The Zoning Ordinance of 1966" as amended.

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

This recommendation is based upon the following findings of fact per Indiana Code Section 36-7-4-603:

- 1. The applicable Comprehensive Plan is the 2000 Mishawaka Comprehensive Plan which identifies the area as Service Commercial and the area currently has other dining with and without a drive thru.*
- 2. Current conditions and the character of current structures and uses in each district – This section of N Main Street is intended for commercial use. The current commercial uses vary from shopping centers, dine in and drive thru restaurants, medical offices and hotels.*
- 3. The most desirable use for which the land in each district is adopted – Because the parcels are surrounded by various other commercial uses, zoning to the C-7 Automobile Restaurant Oriented Commercial District is a desirable use for this property;*
- 4. The conservation of property values throughout the jurisdiction – The proposed rezoning should not be injurious to property values in the surrounding area as the majority of the property is currently zoned for various commercial properties.*
- 5. Responsible development and growth - The proposed change is desirable given the existing uses in the area.*

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2025, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

Proposed Ordinance No: 2025-24

Ordinance No: _____

PRESENTED by me to the Mayor this _____ day of _____, 2025, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2025, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Date: September 9, 2025

Location: North of 4340 N Main Street

Petition: 25 14

Prepared By: DMW

GENERAL INFORMATION

Applicant: Cressy Land Investments LLC / Leesman Engineering & Associates, Inc

Status: Property Owners / Consulting Representative

Request: Rezone from C-1 General Commercial to C-7 Automobile Oriented Restaurant Commercial District

Zoning Classification: C-1 General Commercial

Lot Size: 1.15 acres

Applicable Regulations: Sec. 137-40 Plan Commission;
Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map;
Sec. 137-455 thru 137-457 C-7 Restaurant Automobile Oriented Commercial District; Indiana Code 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern: North: C-1 General Commercial (vacant land)
South: C-1 General Commercial (former Aspen Tap House)
East: C-1 General Commercial(vacant land)/S-2 Planned Unit Development (Edison Lakes Medical Center)
West: S-2 Planned Unit Development (Princess City Plaza)

Thoroughfare: N Main Street

Council District: 6

School District: South Bend Community

Township: Clay

Public Utilities: All utilities are available and/or will be extended to/throughout the site at the developer's expense

Comprehensive Plan: Service Commercial

ANALYSIS

The Petitioner is requesting to rezone the above referenced properties from C-1 General Commercial to C-7 Automobile Oriented Restaurant Commercial District. The vacant property is located on the eastern side of N Main Street north of Day Road. The property is bordered on the south by the former Aspen Tap House, Panera Bread and Koto Casual Asian Dining. There are various medical offices to the east that are a part of the Edison Lakes Medical Center Planned Unit Development.

The reason for rezoning to C-7 Automobile Restaurant Oriented Commercial District is to allow for a Dutch Bros Coffee Shop which is a drive thru focused coffee shop. A preliminary site plan shows a 986 sf building, 26 parking spaces, a 19.5' wide green space along the south and a designated north bound right turn lane off of N Main Street. There is a current access road off of N Main Street with a connection to the former Aspen Tap House that will also be used to access the rear of the proposed development. A north south cross access easement will be needed along the eastern part of the property for access to vacant property to the north for future development. The access drive will be two lanes upon exit onto N Main Street with a designated left turn lane and a single incoming lane. There will need to be a turnaround area on the west side of the property to the north as to not restrict traffic flow from those exiting the drive thru.

With this petition, the property owner and contingent developer are only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, soil erosion control, landscaping, and all other required improvements pertinent to the proposed development. If additional variances or a design review waiver for the proposed building materials or colors are required, the Board of Zoning Appeals and/or the Plan Commission shall be petitioned when the final site plan is submitted. A subdivision plat will also be required to split the site from parent parcel and dedicate all necessary easements (ingress-egress, utility, drainage, etc).

The Electric Department commented that they will need to discuss electric needs with contractor prior to construction.

Other pertinent City Departments reviewed and approved the request.

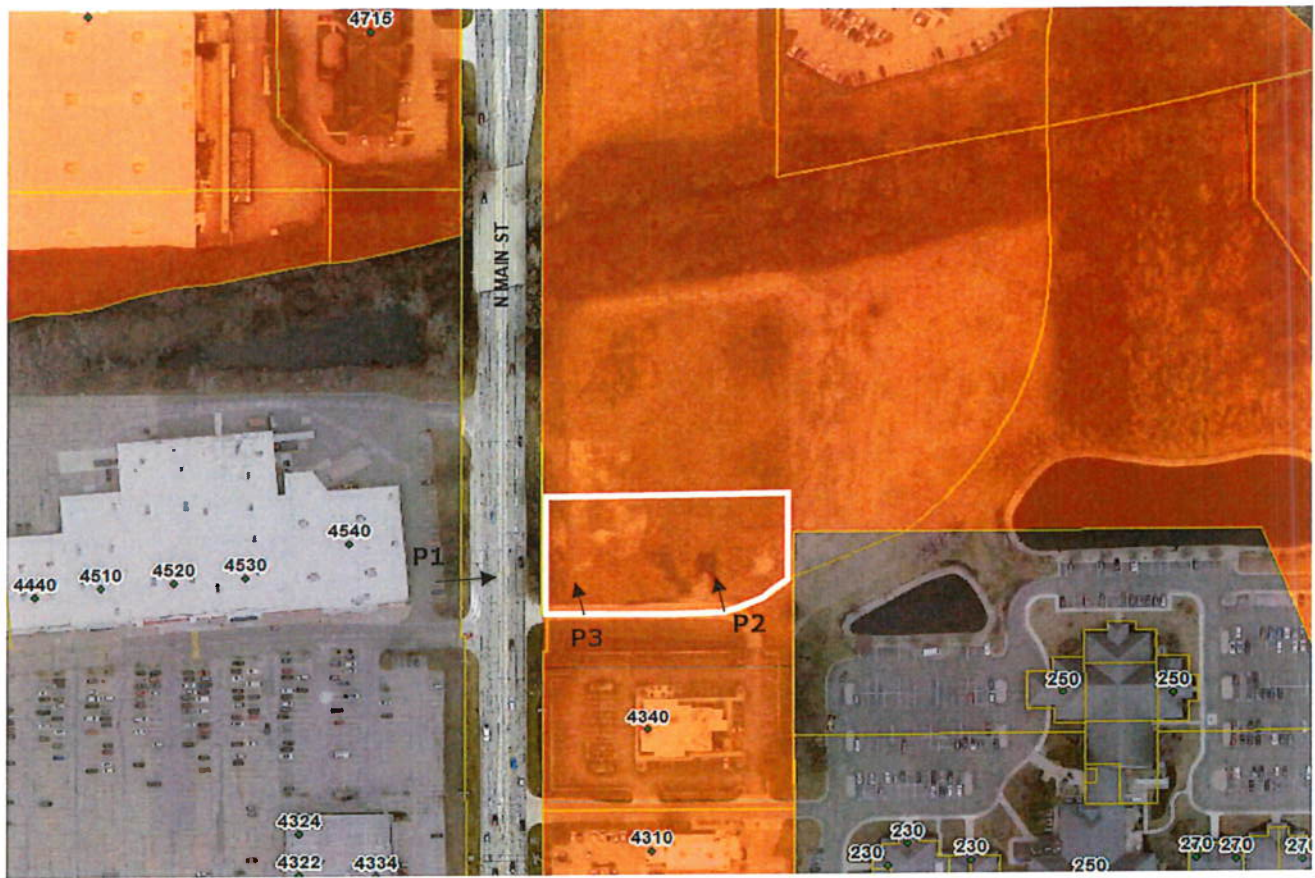
RECOMMENDATION

The Planning Department recommends **in favor** of Petition #25-14 to rezone the vacant property located north of 4340 N Main Street to C-7 Automobile Restaurant Oriented Commercial District. This recommendation is based upon the following findings of fact per *Indiana Code Section 36-7-4-603*:

1. The applicable Comprehensive Plan is the 2000 Mishawaka Comprehensive Plan which identifies the area as Service Commercial and the area currently has other dining with and without a drive thru.
2. Current conditions and the character of current structures and uses in each district – This section of N Main Street is intended for commercial use. The current commercial uses vary from shopping centers, dine in and drive thru restaurants, medical offices and hotels.
3. The most desirable use for which the land in each district is adopted – Because the parcels are surrounded by various other commercial uses, zoning to the C-7 Automobile Restaurant Oriented Commercial District is a desirable use for this property;
4. The conservation of property values throughout the jurisdiction – The proposed rezoning should not be injurious to property values in the surrounding area as the majority of the property is currently zoned for various commercial properties.
5. Responsible development and growth - The proposed change is desirable given the existing uses in the area.

ATTACHMENTS

AERIAL, PHOTOS, PETITION, SITE PLAN, LOCATION MAP



Aerial



P1. Looking east toward vacant land from N Main Street



P2. North facing from entry drive toward the rear (east) of the vacant lot



P3. North facing from entry drive toward the front (west) of the vacant lot

PKT 25-14
Received

AUG 21 2025

Planning and
Community Development

August 20, 2025

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

RE: Petition to Rezone approximately 1.15 Acre tract (Parent Parcel ID 029-2024-0589)

The undersigned CRESSY LAND INVESTMENTS 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:

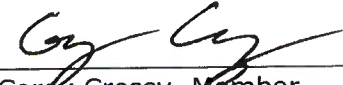
See attached legal description of proposed 1.15 acre tract of land being subdivided from parent tract of land known as Parcel 029-2024-0589.

Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1 General Commercial District. Said property is currently vacant along N. Main Street.

Petitioner(s) desire said real estate to be rezoned to C-7 Automobile Oriented Restaurant Commercial District. Petitioner(s) further state that they intend to utilize said land for a drive thru restaurant, specifically a Dutch Bros Coffee Shop.

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 rezoning the above described parcel of land located in the City of Mishawaka.

Signature(s) of Property Owner(s)



Corey Cressy, Member

CONTACT PERSON:

COREY CRESSY

200 N. CHURCH STREET, SUITE 200,

MISHAWAKA, IN 46544

574-229-8889



LEESMAN ENGINEERING & ASSOCIATES, INC.

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone 513-417-0420 ♦ Email: email@leesmanengineering.com

NEW PARCEL LOT ____
TOTAL: 50,015 SQ. FT. / 1.148 AC.

PART OF THE EAST HALF (E 1/2) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE N00°11'21"E, THIS AND ALL SUBSEQUENT BEARINGS ARE ASSUMED, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 33, 1318.57 FEET TO THE EAST QUARTER CORNER OF SECTION 33; THENCE N00°18'32"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, 432.06 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 0245874 AS RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE S89°41'28"W ALONG SAID NORTH LINE, 521.56 FEET; THENCE S35°22'58"W, 73.97 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, BEING SUBTENDED BY A CHORD OF 170.18 FEET BEARING S17°41'29"W; THENCE SOUTHERLY ALONG SAID CURVE 172.91 FEET; THENCE S00°00'00"W, 96.76 FEET TO THE CENTERLINE OF JUDAY CREEK; THENCE S78°38'00"W ALONG SAID CENTERLINE, 667.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S00°05'41"W ALONG SAID RIGHT-OF-WAY, 393.76 FEET TO A SET IRON PIN AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°05'41"W ALONG SAID RIGHT-OF-WAY, 159.00 FEET TO A FOUND MAG NAIL; THENCE N89°58'19"E, 185.54 FEET TO A FOUND MAG NAIL AND TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, BEING SUBTENDED BY A CHORD OF 132.02 FEET, BEARING N82°23'09"E; THENCE EASTERLY ALONG SAID CURVE 132.41 FEET TO A SET IRON PIN; THENCE N00°05'41"E, 140.89 FEET TO A SET IRON PIN; THENCE N89°54'19"W, 316.37 FEET TO THE POINT OF BEGINNING.

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STEVEN J. LEESMAN
PLS21600010

8.19.25
DATE

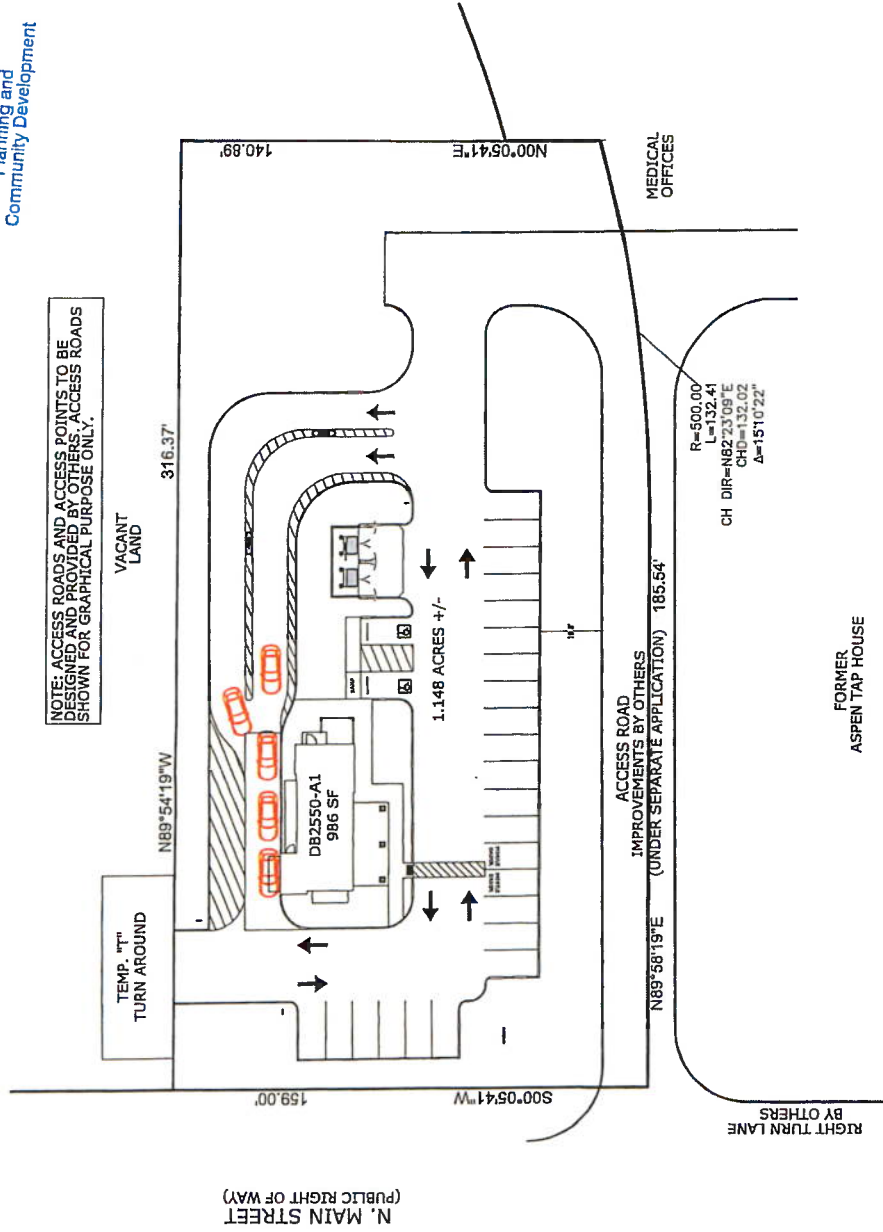


Set 25-14
Received

Aug 21 2025

Planning and
Community Development

NOTE: ACCESS ROADS AND ACCESS POINTS TO BE
DESIGNED AND PROVIDED BY OTHERS. ACCESS ROADS
SHOWN FOR GRAPHICAL PURPOSE ONLY.



SITE PLAN



3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

DUTCH BROS COPPER-MISHAMAKA, INC.
111 MAIN STREET
MISHAMAKA, IN 46059

571

DRAWN

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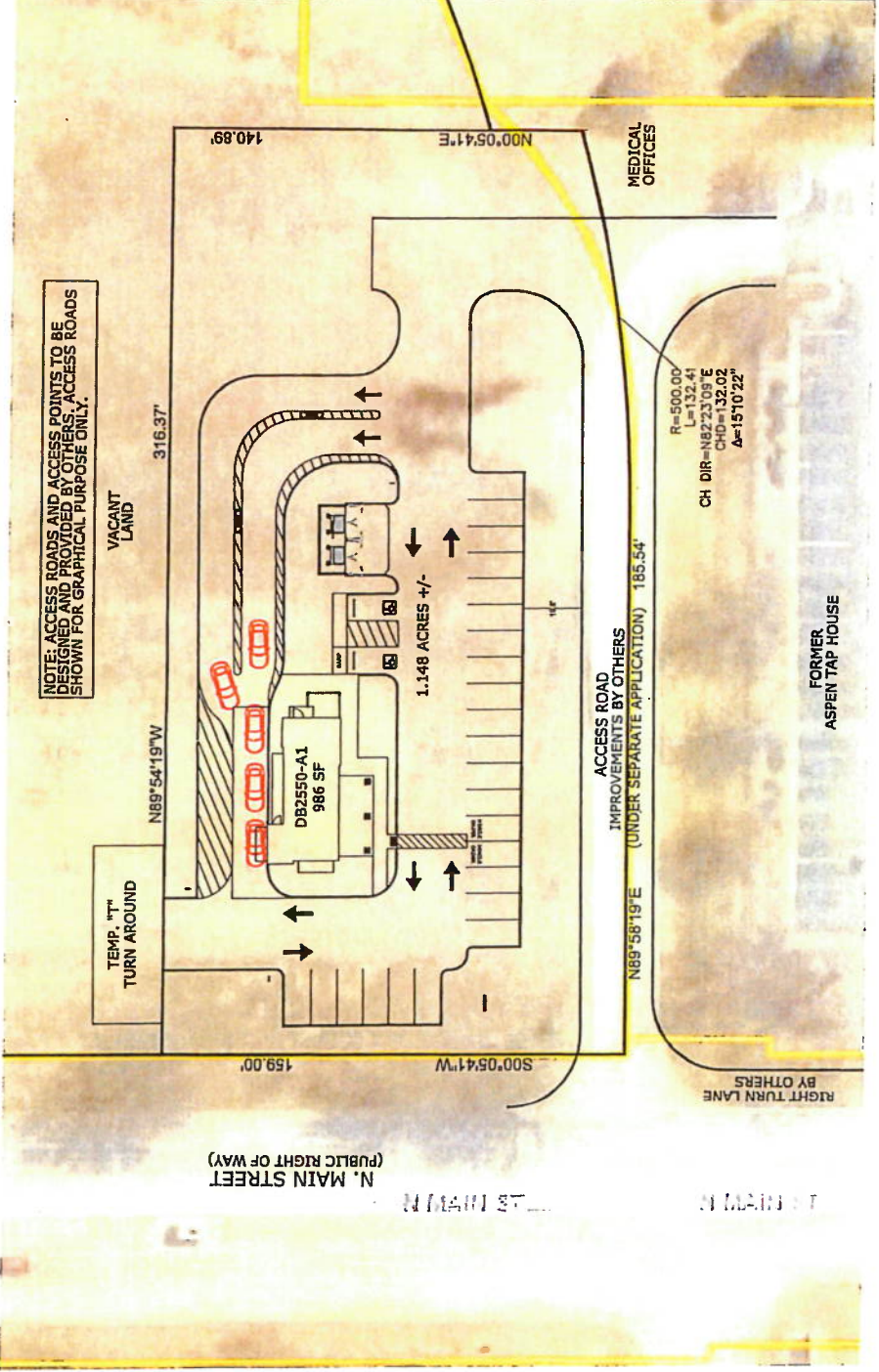
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Plat 28-14
Received

AUG 21 2025

Planning and
Community Development



SITE PLAN



3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

DUTCH BROS COFFEE - MISHAWAKA, IN
N. MAIN STREET
MISHAWAKA, IN

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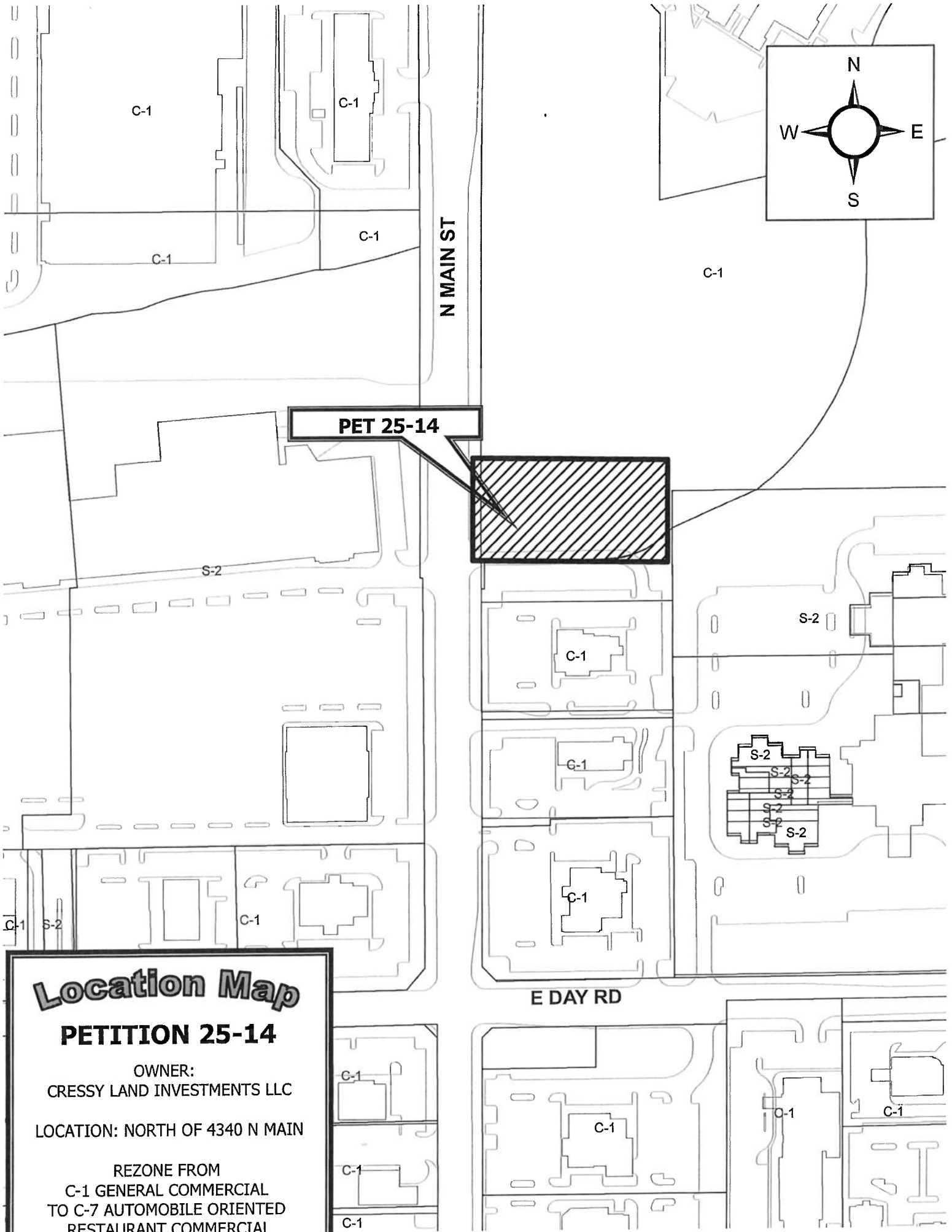
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Location Map

PETITION 25-14

OWNER:

CRESSY LAND INVESTMENTS LLC

LOCATION: NORTH OF 4340 N MAIN

REZONE FROM

C-1 GENERAL COMMERCIAL
TO C-7 AUTOMOBILE ORIENTED
RESTAURANT COMMERCIAL

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

Budget Form No. 4
Generated 9/19/2025 11:47:25 AM

Proposed Ordinance No. 2025-25

Ordinance / Resolution Number: _____

Be it ordained/resolved by the **Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2026** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **MISHAWAKA CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Mishawaka Common Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Mishawaka Common Council	Common Council and Mayor	10/27/2025

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$49,604,404	\$40,871,178	2.9865
0254	LOCAL INCOME TAX	\$3,673,500	\$0	0.0000
0341	FIRE PENSION	\$2,150,000	\$0	0.0000
0342	POLICE PENSION	\$1,308,000	\$0	0.0000
0706	LOCAL ROAD & STREET	\$1,065,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$4,225,519	\$5,140,361	0.3756
1109	MUNICIPAL EMERGENCY MEDICAL SERVICES	\$720,000	\$0	0.0000
1151	CONTINUING EDUCATION	\$186,200	\$0	0.0000
1301	PARK & RECREATION	\$5,830,729	\$8,278,019	0.6049
1310	PARK NONREVERTING - CAPITAL	\$467,000	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$313,000	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$800,000	\$2,317,254	0.1693
2411	ECONOMIC DEV INCOME TAX CEDIT	\$7,401,000	\$0	0.0000
6290	CUMULATIVE SEWER	\$175,000	\$0	0.0000
		\$77,919,352	\$56,606,812	4.1363

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
 Approved by the State Board of Accounts, 2015
 Prescribed by the Department of Local Government Finance

Budget Form No. 4
 Generated 9/19/2025 11:47:25 AM

Name		Signature
Lou Ann Hazen	Aye ☐ Nay ☐ Abstain ☐	
Kate Voelker	Aye ☐ Nay ☐ Abstain ☐	
Ron Banicki	Aye ☐ Nay ☐ Abstain ☐	
Matt Carroll	Aye ☐ Nay ☐ Abstain ☐	
Dale "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	
Matt Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Lacy Hahn	Aye ☐ Nay ☐ Abstain ☐	
Anthony Violi	Aye ☐ Nay ☐ Abstain ☐	
Gregg Hixenbaugh	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah Ladyga-Block	City Clerk	

MAYOR ACTION (For City use only)

Name		Signature	Date
David A. Wood	Approve ☐ Veto ☐		

In accordance with IC 6-1.1-17-16(k), we state our intent to issuse debt after December 1 and before January 1

Yes ☐ No ☒

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31

Yes ☐ No ☒



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Date: September 19, 2025
To: Honorable Members of the Common Council
From: Rebecca Maguire – Controller

Re: Civil City 2026 Budget

The first reading of the 2026 Civil City Budget is scheduled for September 22nd. Due to significant revenue reductions expected as a result of Senate Bill 1, reductions have been made wherever possible. These reductions, coupled with payroll obligations, have resulted in a modest 1.21% increase over 2025.

Please contact me with any questions.

c: David A. Wood – Mayor

Budget Form 2 - Estimate of Miscellaneous Revenue

Year: 2026 County: St. Joseph Unit: 0117 - Mishawaka Civil City

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
0101 - GENERAL	R109	Alcoholic Beverage/Liquor Excise Tax Distribution	\$3,107	\$45,000
0101 - GENERAL	R110	Casino/Riverboat Distribution	\$285,840	\$285,840
0101 - GENERAL	R111	Cigarette Tax Distribution	\$11,731	\$23,462
0101 - GENERAL	R114	Motor Vehicle/Aircraft Excise Tax Distribution	\$598,373	\$1,117,606
0101 - GENERAL	R135	Commercial Vehicle Excise Tax Distribution (CVET)	\$36,285	\$97,340
0101 - GENERAL	R136	ABC Gallonage Tax Distribution	\$60,337	\$120,674
0101 - GENERAL	R138	Local Income Tax (LIT) Certified Shares	\$1,549,756	\$4,038,954
0101 - GENERAL	R202	Food and Amusement Licenses and Permits	\$0	\$6,500
0101 - GENERAL	R203	Planning, Zoning, and Building Permits and Fees	\$255,926	\$745,000
0101 - GENERAL	R207	Street and Curb Cuts Permits	\$9,375	\$22,000
0101 - GENERAL	R208	Dog Licenses	\$265	\$100
0101 - GENERAL	R209	Other Licenses and Permits	\$1,255	\$4,450
0101 - GENERAL	R408	Emergency Medical Services Fees	\$583,025	\$2,500,000
0101 - GENERAL	R423	Other Charges for Services, Sales, and Fees	\$157,916	\$210,000
0101 - GENERAL	R502	Court Costs and Fees	\$8,815	\$21,500
0101 - GENERAL	R902	Earnings on Investments and Deposits	\$53,652	\$2,000,000
0101 - GENERAL	R906	Refunds and Reimbursements	\$2,228,368	\$6,554,299
0101 - GENERAL	R910	Transfers In - Transferred from Another Fund	\$0	\$0
0101 - GENERAL	R913	Other Receipts	\$250	\$600
		GENERAL	\$5,844,276	\$17,793,325
0254 - LOCAL INCOME TAX	R139	Local Income Tax (LIT) for Public Safety	\$1,457,581	\$3,840,124
0254 - LOCAL INCOME TAX	R913	Other Receipts	\$0	\$0
		LOCAL INCOME TAX	\$1,457,581	\$3,840,124
0341 - FIRE PENSION	R111	Cigarette Tax Distribution	\$1,062,836	\$1,980,000
0341 - FIRE PENSION	R913	Other Receipts	\$0	\$0
		FIRE PENSION	\$1,062,836	\$1,980,000
0342 - POLICE PENSION	R111	Cigarette Tax Distribution	\$580,046	\$1,100,000

Fund		Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
0342 - POLICE PENSION	R913		Other Receipts	\$0	\$0
			POLICE PENSION	\$580,046	\$1,100,000
0706 - LOCAL ROAD & STREET	R113		Local Road and Street Distribution	\$464,648	\$929,297
0706 - LOCAL ROAD & STREET	R913		Other Receipts	\$0	\$0
			LOCAL ROAD & STREET	\$464,648	\$929,297
0708 - MOTOR VEHICLE HIGHWAY	R108		Other Taxes	\$0	\$0
0708 - MOTOR VEHICLE HIGHWAY	R114		Motor Vehicle/Aircraft Excise Tax Distribution	\$73,080	\$136,494
0708 - MOTOR VEHICLE HIGHWAY	R116		Motor Vehicle Highway Distribution	\$1,073,129	\$2,146,259
0708 - MOTOR VEHICLE HIGHWAY	R135		Commercial Vehicle Excise Tax Distribution (CVET)	\$4,432	\$0
0708 - MOTOR VEHICLE HIGHWAY	R137		Wheel Tax/Surtax Distribution	\$472,767	\$850,000
0708 - MOTOR VEHICLE HIGHWAY	R406		Street Maintenance and Other Transportation Fees	\$0	\$0
0708 - MOTOR VEHICLE HIGHWAY	R913		Other Receipts	\$0	\$0
			MOTOR VEHICLE HIGHWAY	\$1,623,408	\$3,132,753
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES	R407		911 Telephone Service	\$241,133	\$400,000
			MUNICIPAL EMERGENCY MEDICAL SERVICES	\$241,133	\$400,000
1151 - CONTINUING EDUCATION	R205		Gun Permits	\$90,889	\$72,000
1151 - CONTINUING EDUCATION	R409		Document and Copy Fees	\$0	\$0
1151 - CONTINUING EDUCATION	R423		Other Charges for Services, Sales, and Fees	\$0	\$0
1151 - CONTINUING EDUCATION	R505		Other Court and Clerk Receipts	\$0	\$0
1151 - CONTINUING EDUCATION	R913		Other Receipts	\$143	\$2,000
			CONTINUING EDUCATION	\$91,032	\$74,000

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
1301 - PARK & RECREATION	R114	Motor Vehicle/Aircraft Excise Tax Distribution	\$110,781	\$206,911
1301 - PARK & RECREATION	R135	Commercial Vehicle Excise Tax Distribution (CVET)	\$6,718	\$0
1301 - PARK & RECREATION	R411	Park and Recreation Receipts	\$0	\$0
1301 - PARK & RECREATION	R913	Other Receipts	\$354,686	\$1,518,111
		PARK & RECREATION	\$472,185	\$1,725,022
1310 - PARK NONREVERTING - CAPITAL	R411	Park and Recreation Receipts	\$0	\$0
1310 - PARK NONREVERTING - CAPITAL	R913	Other Receipts	\$57,728	\$313,950
		PARK NONREVERTING - CAPITAL	\$57,728	\$313,950
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	R111	Cigarette Tax Distribution	\$43,013	\$86,026
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	R913	Other Receipts	\$0	\$0
		CUMULATIVE CAPITAL IMP (CIG TAX)	\$43,013	\$86,026
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R114	Motor Vehicle/Aircraft Excise Tax Distribution	\$20,379	\$86,026
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R135	Commercial Vehicle Excise Tax Distribution (CVET)	\$1,236	\$0
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R913	Other Receipts	\$0	\$0
		CUMULATIVE CAPITAL DEVELOPMENT	\$21,615	\$86,026
2411 - ECONOMIC DEV INCOME TAX CREDIT	R140	Local Income Tax (LIT) for Economic Development	\$2,074,182	\$5,452,916
2411 - ECONOMIC DEV INCOME TAX CREDIT	R913	Other Receipts	\$0	\$0
		ECONOMIC DEV INCOME TAX CREDIT	\$2,074,182	\$5,452,916
6290 - CUMULATIVE SEWER	R114	Motor Vehicle/Aircraft Excise Tax Distribution	\$0	\$0
6290 - CUMULATIVE SEWER	R135	Commercial Vehicle Excise Tax Distribution (CVET)	\$0	\$0
6290 - CUMULATIVE SEWER	R209	Other Licenses and Permits	\$0	\$0

Fund		Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
6290 - CUMULATIVE SEWER		R913	Other Receipts	\$68,509	\$90,000
			CUMULATIVE SEWER	\$68,509	\$90,000
			0117 - MISHAWAKA CIVIL CITY Total	\$14,102,192	\$37,003,439

Budget Form 1 - Budget Estimate

Year: 2026 County: St. Joseph Unit: Mishawaka Civil City

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CONTROLLER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$3,577,848	\$3,577,848
0101 - GENERAL	CONTROLLER	SUPPLIES	Office Supplies		Office Supplies	\$15,000	\$15,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges		Other Services and Charges	\$1,767,500	\$1,767,500
0101 - GENERAL	CONTROLLER	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$600,000	\$600,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$203,801	\$203,801
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SUPPLIES	Other Supplies		Other Supplies	\$4,000	\$4,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$31,750	\$31,750
0101 - GENERAL	MAYOR	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$210,042	\$210,042
0101 - GENERAL	MAYOR	SUPPLIES	Office Supplies		Office Supplies	\$1,000	\$1,000
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$21,000	\$21,000
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$216,151	\$216,151
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SUPPLIES	Office Supplies		Office Supplies	\$1,500	\$1,500
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$11,500	\$11,500
0101 - GENERAL	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	\$0	\$0
0101 - GENERAL	PLANNING & ZONING	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$378,475	\$378,475
0101 - GENERAL	PLANNING & ZONING	SUPPLIES	Operating Supplies		Operating Supplies	\$5,000	\$5,000
0101 - GENERAL	PLANNING & ZONING	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$10,000	\$10,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$483,742	\$483,742
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SUPPLIES	Operating Supplies		Operating Supplies	\$10,000	\$10,000
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$19,000	\$19,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$870,206	\$870,206
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SUPPLIES	Other Supplies		Other Supplies	\$1,094,550	\$1,094,550
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$117,000	\$117,000
0101 - GENERAL	LAW DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$75,321	\$75,321
0101 - GENERAL	LAW DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	\$500	\$500
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$53,000	\$53,000
0101 - GENERAL	ENGINEER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$517,220	\$517,220
0101 - GENERAL	ENGINEER	SUPPLIES	Office Supplies		Office Supplies	\$4,000	\$4,000
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$17,700	\$17,700
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$188,704	\$188,704
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SUPPLIES	Office Supplies		Office Supplies	\$1,000	\$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$106,250	\$106,250
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$344,914	\$344,914
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SUPPLIES	Operating Supplies		Supplies	\$2,000	\$2,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$4,800	\$4,800
0101 - GENERAL	CODE ENFORCEMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$437,885	\$437,885
0101 - GENERAL	CODE ENFORCEMENT	SUPPLIES	Operating Supplies		Supplies	\$3,500	\$3,500
0101 - GENERAL	CODE ENFORCEMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$43,000	\$43,000
0101 - GENERAL	FIRE DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$19,593,849	\$19,593,849
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	\$492,500	\$492,500
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$395,800	\$395,800
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHAL)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$17,086,345	\$17,086,345
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHAL)	SUPPLIES	Other Supplies		Other Supplies	\$121,000	\$121,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHAL)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$136,600	\$136,600
0101 - GENERAL	CEMETERY	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$30,000	\$30,000
0101 - GENERAL	REDEVELOPMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$193,251	\$193,251
0101 - GENERAL	REDEVELOPMENT	SUPPLIES	Office Supplies		Office Supplies	\$1,000	\$1,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$105,200	\$105,200
0101 - GENERAL Total						\$49,604,404	\$49,604,404
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	\$150,000	\$150,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$935,000	\$935,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$937,500	\$937,500
0254 - LOCAL INCOME TAX	NO DEPARTMENT	DEBT SERVICE	Payments on Bonds and Other Debt Principal		Principal	\$1,621,000	\$1,621,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0254 - LOCAL INCOME TAX	NO DEPARTMENT	DEBT SERVICE	Payments on Bonds and Other Debt Interest		Interest	\$30,000	\$30,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
0254 - LOCAL INCOME TAX Total						\$3,673,500	\$3,673,500
0341 - FIRE PENSION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$2,146,000	\$2,146,000
0341 - FIRE PENSION	NO DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	\$1,000	\$1,000
0341 - FIRE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$3,000	\$3,000
0341 - FIRE PENSION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
0341 - FIRE PENSION Total						\$2,150,000	\$2,150,000
0342 - POLICE PENSION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$1,305,500	\$1,305,500
0342 - POLICE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$2,500	\$2,500
0342 - POLICE PENSION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
0342 - POLICE PENSION Total						\$1,308,000	\$1,308,000
0706 - LOCAL ROAD & STREET	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Capital Outlays	\$1,065,000	\$1,065,000
0706 - LOCAL ROAD & STREET	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
0706 - LOCAL ROAD & STREET Total						\$1,065,000	\$1,065,000
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PERSONAL SERVICES	Salaries and Wages		Salary and Wages	\$3,133,019	\$3,133,019
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	SUPPLIES	Other Supplies		Supplies	\$54,000	\$54,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$38,500	\$38,500
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	PERSONAL SERVICES	Salaries and Wages		Personal Services	\$0	\$0
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	SUPPLIES	Other Supplies		Other Supplies	\$0	\$0
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$1,000,000	\$1,000,000
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap	\$0	\$0
0708 - MOTOR VEHICLE HIGHWAY Total						\$4,225,519	\$4,225,519
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$720,000	\$720,000
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES Total						\$720,000	\$720,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	SUPPLIES	Operating Supplies		Other Supplies	\$45,000	\$45,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$50,000	\$50,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Vests	\$91,200	\$91,200
1151 - CONTINUING EDUCATION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
1151 - CONTINUING EDUCATION Total						\$186,200	\$186,200

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
1301 - PARK & RECREATION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$3,962,729	\$3,962,729
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	\$578,000	\$578,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$1,290,000	\$1,290,000
1301 - PARK & RECREATION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	\$0	\$0
1301 - PARK & RECREATION Total						\$5,830,729	\$5,830,729
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$0	\$0
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SUPPLIES	Operating Supplies		Other Supplies	\$203,000	\$203,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$172,500	\$172,500
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Equipment	\$91,500	\$91,500
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
1310 - PARK NONREVERTING - CAPITAL Total						\$467,000	\$467,000
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$313,000	\$313,000
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	NO DEPARTMENT	DEBT SERVICE	Payments on Bonds and Other Debt Principal		Debt Service	\$0	\$0
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
2379 - CUMULATIVE CAPITAL IMP (CIG TAX) Total						\$313,000	\$313,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$400,000	\$400,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$400,000	\$400,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	\$0	\$0
2391 - CUMULATIVE CAPITAL DEVELOPMENT Total						\$800,000	\$800,000
2411 - ECONOMIC DEV INCOME TAX CREDIT	NO DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	\$780,000	\$780,000
2411 - ECONOMIC DEV INCOME TAX CREDIT	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	\$5,071,000	\$5,071,000
2411 - ECONOMIC DEV INCOME TAX CREDIT	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$1,550,000	\$1,550,000
2411 - ECONOMIC DEV INCOME TAX CREDIT	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	\$0	\$0
2411 - ECONOMIC DEV INCOME TAX CREDIT Total						\$7,401,000	\$7,401,000
6290 - CUMULATIVE SEWER	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Professional Services	\$0	\$0
6290 - CUMULATIVE SEWER	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	\$175,000	\$175,000
6290 - CUMULATIVE SEWER	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	\$0	\$0
6290 - CUMULATIVE SEWER Total						\$175,000	\$175,000
UNIT TOTAL						\$77,919,352	\$77,919,352