

AGENDA

Monday, August 3, 2015

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

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

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

July 20, 2015

5. Petitions, Communications, Remonstrance and Memorials

Petition No. 2015-21 Amend the PUD Proposed Bayer HealthCare Site - 7.07 Acre Parcel on Beacon Blvd.

Petition No. 2015-22 Amend the PUD Southwest corner Beacon Parkway and Capital Avenue

TIF District Reports

- 6. Report of Special Committee**
- 7. Ordinances on First Reading**

P.O. NO. 2015-18 Amending the Sewage Works Refunding Revenue Bond

8. Resolutions

R2015-28 Honoring Penn High School State Champions Baseball Team

9. Ordinances on Second Reading

P.O. NO. 2015-16 Rezone from C-7 Auto Oriented Restaurant Commercial to C-4 Auto Oriented Commercial - 1725 E. McKinley Avenue (Assigned to Land Use Planning Committee)

P.O. NO. 2015-17 Rezone from C-1 General Commercial to R-1 Single Family Residential - 3626 Lincolnway East (Assigned to Land Use Planning Committee)

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

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

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

July 20, 2015

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday July 20, 2015, at 7:00 p.m. The meeting was called to order by Council President Emmons and all were asked to stand for the Pledge of Allegiance.

The minutes from the July 06, 2015 meeting were approved as received from the Clerk's Office.



Roll Call.

Present: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman, Mr. Emmons, (Not voting).

Others present; Chief Deputy II Linda Dotson, Council Attorney Mike Trippel.

Clerk Block read a letter from the Mishawaka Zoning Appeals regarding the recommendations from there, July 14, 2015, Public Hearing.

APPEAL #15-26

An appeal submitted by Richard and Karen Gerver requesting a Use Variance for **3837 Lincolnway East** to permit residential use in C-1 General Commercial Zoning.
The Board, with a vote of 4-0, recommended approval.

APPEAL #15-28

An appeal submitted by Jack Davis requesting a Use Variance and various Developmental Variances for **1620 Clover Road** to allow a marine use.
The Board, with a vote of 4-0, recommended approval subject to the following condition:

1. An Administrative Site Plan must be submitted for the proposed site improvements. The site plan must address the concerns stated by the Engineering Department.

Clerk Block read a letter from the Mishawaka Plan Commission regarding the recommendations from there, July 14, 2015, Public Hearing.

PETITION #15-19

A petition submitted by SLM Management LLC requesting to rezone **1725 East McKinley Avenue (former Dog N Suds)** from C-7 Automobile Oriented Restaurant Commercial District to C-4 Automobile Oriented Commercial District.
The Commission, with a vote of 7-0, recommended approval.

PETITION #15-20 A petition submitted by Terry Schock requesting to rezone **3626 Lincolnway East** from C-1 General Commercial District to R-1 Single Family Residential District.
The Commission, with a vote of 7-0, recommended approval.

The following proposed ordinances were given first reading, and assigned to committee, to be set for public hearing at the next regular meeting.

PROPOSED ORDINANCE NO. 2015-16

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
(Rezoning from C-7 Auto Oriented Restaurant Commercial to C-4 Auto Oriented Com – 1725 East McKinley Avenue)
ASSIGNED TO LAND USE PLANING COMMITTEE

PROPOSED ORDINANCE NO. 2015-17

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 1955” OF THE CITY OF MISHAWAKA, INDIANA
(Rezone from C-1 General Commercial to R-1 Single Family Residential – 3626 Lincolnway East)
ASSIGNED TO LAND USE PLANNING COMMITTEE

Clerk Block read **RESOLUTION NO. 2015-25** opening it for public hearing.

Honoring Josephina Conway National Fencing Champion.

All Council members congratulated Josephina on such great accomplishments for a young girl of her age. Her Coach Nato Kobiashvili spoke very highly of Josephina’s dedication and determination. She stated she has never missed a practice, and at the age of 11 is very accomplished.

Question was called for at 7:17 p.m. on **RESOLUTION NO. R2015-25** the  **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9). **Yes:** Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman, Mr. Emmons.

Clerk Block read **RESOLUTION NO. 2015-26** opening it for public hearing.

RESOLUTION NO. R2015-26

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,
INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING
APPEALS FOR THE PROPERTY LOCATED AT:**

3837 Lincolnway East, Mishawaka, Indiana

Matt Gerber, speaking for his parents said they purchased this property approximately a year ago and after renovating it they are now ready to rent it out to one of their employees.

Mr. Roggeman said according to the resolution your family agreed to supply the Engineering Department with some information before they go forward. He said he was not aware of that, originally they were told if they wanted to rent it out they needed to go through with the C-4 zoning because it was auto oriented but if there was something they need to do they would be sure to get it done. He went on to say this was a residential property prior to.

Question was called for at 7:23 p.m. on **RESOLUTION NO. R2015-26** the **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9). **Yes:** Mr. Banicki, Mr. Bellovich, Mr. Bilancio, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Reisdorf, Mr. Roggeman, Mrs. Voelker.

Clerk Block read **RESOLUTION NO. 2015-27** opening it for public hearing.

RESOLUTION NO. 2015-27

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,
INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING
APPEALS FOR THE PROPERTY LOCATED AT:**

1620 Clover Road, Mishawaka, Indiana

Tim McCoullough, VP, McCollough Scholten Construction, INC. 2112 Aeroplex Drive North, Elkhart, IN said basically they were asking for a Use Variance and a Developmental Variance for this industrial property for a marine use which includes the addition to the existing building that they would use to service boats and motors, rear storage for storing boats and motors in the off season, and an out building for miscellaneous storage. Mr. McCoullough said the other developments would be a drive to access the rear parking, rear service area, and a new hard service parking area.

Mr. Compton asked if he was the builder of this project. Mr. McCollough said yes he was the builder.

Question was called for at 7:25 p.m. on **RESOLUTION NO. 2015-27** the **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9). **Yes:** Mr. Banicki, Mr. Bellovich, Mr. Bilancio, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Reisdorf, Mr. Roggeman, Mrs. Voelker.

Clerk Block read **PROPOSED ORDINANCE NO. 2015-14** Re-establishing Cumulative Capital Development Fund.

PROPOSED ORDINANCE NO. 2015-14

**AN ORDINANCE REESTABLISHING A CUMULATIVE
CAPITAL DEVELOPMENT FUND**

(Re-establishing Cumulative Capital Development Fund)

Mr. Bellovich reported the Budget and Finance Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Reisdorf the motion carried.

Becky Miller, City Controller said the rate for the Cumm Cap Development Fund has not been increased in over 10 years. She went on to explain that by State Statute they are allowed to re-establish it and what she was requesting was an increase of up to .05 cents. Ms. Miller stated based on the financial analysis done by Umbaugh and Associates this would provide close to \$300,000.00 of additional funds in the Cumm Cap Fund. She said if adopted it would be published in the paper and there would be a 30 day remonstrance period for the public.

Question was called for at 7:29 p.m. on **PROPOSED ORDINANCE NO. 2015-14** with the **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9). **Yes:** Mr. Banicki, Mr. Bellovich, Mr. Bilancio, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Reisdorf, Mr. Roggeman, Mrs. Voelker. Thus it becomes **ORDINANCE NO. 5490.**

Clerk Block read **PROPOSED ORDINANCE NO. 2015-15** Sewage Works Refunding Revenue Bonds.

PROPOSED ORDINANCE NO. 2015-15

**AN ORDINANCE CONCERNING THE REFUNDING BY THE CITY OF
MISHAWAKA OF ITS SEWAGE WORKS REVENUE BONDS OF 2006, SERIES A AND
SEWAGE WORKS REVENUE BONDS OF 2007, SERIES A; AUTHORIZING THE
ISSUANCE OF SEWAGE WORKS REFUNDING REVENUE BONDS
FOR SUCH PURPOSE; PROVIDING FOR THE COLLECTION, SEGREGATION AND
DISTRIBUTION OF THE REVENUES OF THE SEWAGE WORKS AND THE
SAFEGUARDING OF THE INTERESTS OF THE OWNERS OF
THE SEWAGE WORKS REFUNDING REVENUE BONDS AUTHORIZED HEREIN;
OTHER MATTERS CONNECTED THEREWITH; AND REPEALING
ORDINANCES INCONSISTENT HERewith**

Mr. Compton reported the Budget and Finance Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki the motion carried.

Eric Walsh, Principal at Umbaugh and Associates, 112 Ironworks Drive, Mishawaka, said he would be giving a brief introduction overview of the Bond Ordinance and what it entails. He said

Umbaugh serves as a financial advisor for the Sewage Works and as such they are constantly monitoring the outstanding debt as well as the interest rate market. He said there were four Bond issues that this ordinance would allow to be refunded and the current interest rate market would allow for some savings in debt service costs due to lower interest rates. Mr. Walsh stated targeted savings right now and estimated interest rates was approximately \$250,000.00 per year over the life of these refunding bonds that would in the two and a half to three million dollar range in terms of a cost savings in sewage works.

Mr. Roggeman said with news like that there really is not much more to say, nicely done. Mr. Walsh said yes it speaks for itself.

Mr. Schrader, General Manager of Mishawaka Utilities said, obviously it was one of those situations that they would gladly bring this type of news to the Council, and residential rate payers in Mishawaka. He said it gives them the opportunity to be just what they try to be and that was good stewards of the debt service of the utility in the interest of the rate payer so they can keep the costs to a minimum.

Question was called for at 7:35 p.m. on **PROPOSED ORDINANCE NO. 2015-15** with the **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

Yes: Mr. Banicki, Mr. Bellovich, Mr. Bilancio, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Reisdorf, Mr. Roggeman, Mrs. Voelker. Thus it becomes **ORDINANCE NO. 5491**

NEW BUSINESS

Mr. Emmons said his Neighborhood Watch Meeting would be on July 16, at St. Bavo School at 7:00 p.m. his speakers would be Dick Curry and Marcia Wells.

Mr. Roggeman complimented the grand opening of Central Park.

Mr. Reisdorf mentioned that Tanner Bradley had a nice article in the South Bend Tribune for being chosen Athlete of the year.

Adjournment at 7:38 p.m.

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

Dale "Woody" Emmons
Dale "Woody" Emmons, Presiding Officer

JUL 30 2015

CITY CLERK
MISHAWAKA, IN

JUL 22 2015

DATE: July 22, 2015

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

PET 15-21

RE: **PETITION FOR PUD AMENDMENT**

**Proposed Bayer HealthCare Site
7.07 Acre Parcel on Beacon Blvd.**

The undersigned, Mary Golota, Golota Family Trust & Golota Charitable Remainder Unitrust, respectfully show that they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°33'26" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 2,325.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BEACON BOULEVARD; THENCE SOUTH 48°15'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 271.86 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1060.00 FEET, BEING SUBTENDED BY A CHORD OF 86.04 FEET, BEARING SOUTH 45°55'40" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, 86.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,060.00 FEET, BEING SUBTENDED BY A CHORD OF 376.73 FEET, BEARING SOUTH 33°21'57" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, 378.74 FEET; THENCE SOUTH 23°07'48" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 110.17 FEET; THENCE NORTH 66°52'12" WEST, 404.51 FEET; THENCE NORTH 00°27'48" WEST, 411.57 FEET; THENCE NORTH 56°55'30" EAST, 365.86 FEET; THENCE SOUTH 35°00'28" EAST, 130.71 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, BEING SUBTENDED BY A CHORD OF 76.00 FEET, BEARING SOUTH 67°01'27" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 76.07 FEET TO THE POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 76.00 FEET, SUBTENDED BY A CHORD OF 25.12 FEET, BEARING SOUTH 32°29'12" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, 25.23 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, SUBTENDED BY A CHORD OF 167.39 FEET, BEARING SOUTH 53°30'22" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 168.18 FEET; THENCE SOUTH 43°52'13" EAST, 76.60 FEET TO THE POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00

FEET, SUBTENDED BY A CHORD OF 41.48 FEET, BEARING SOUTH 00°08'04" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, 45.80 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 7.07 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD.

The above described a proposed parcel of land on:
Beacon Parkway, Granger, IN 46530

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 Planned Unit Development specifically for a mixed use commercial development including all C-1 General Commercial uses.

Petitioner desires said real estate to be amended as follows:

1. To allow the use of pre-cast concrete liner panels with a brick pattern that is stained to look like brick, to be an acceptable material for the exterior building facade.

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

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate and preliminary site plan of the project.



Mary Golota
Golota Family Trust &
Golota Charitable Remainder Unitrust
P.O. Box 790153
Virgin, UT 84779

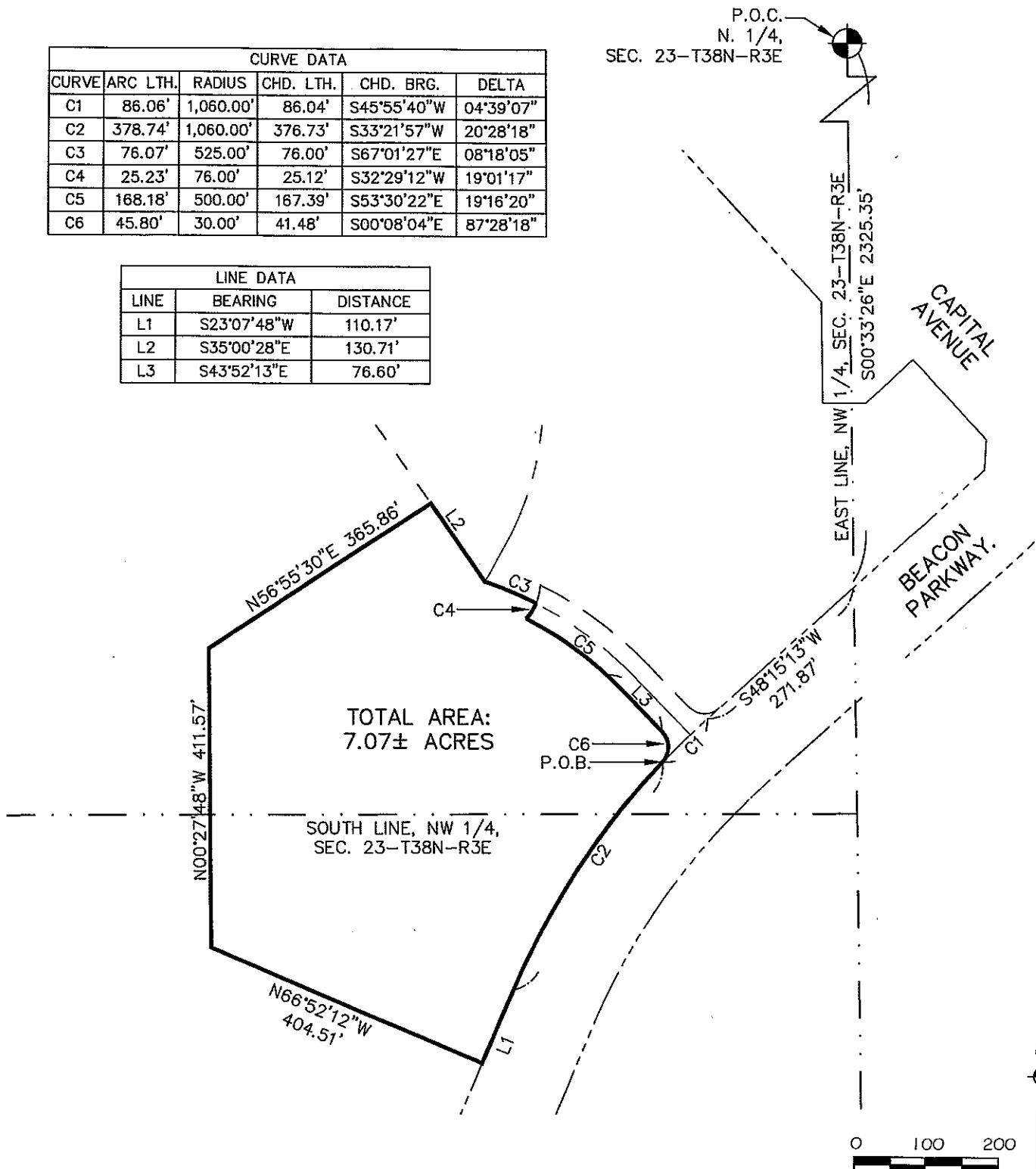
CONTACT PERSON:

Daryl S. Knip, PE
Abonmarche Consultants, Inc.
750 Lincoln Way East
South Bend, Indiana 46601
(574) 232-8700
dknip@abonmarche.com

EXHIBIT

CURVE DATA					
CURVE	ARC LTH.	RADIUS	CHD. LTH.	CHD. BRG.	DELTA
C1	86.06'	1,060.00'	86.04'	S45°55'40"W	04°39'07"
C2	378.74'	1,060.00'	376.73'	S33°21'57"W	20°28'18"
C3	76.07'	525.00'	76.00'	S67°01'27"E	08°18'05"
C4	25.23'	76.00'	25.12'	S32°29'12"W	19°01'17"
C5	168.18'	500.00'	167.39'	S53°30'22"E	19°16'20"
C6	45.80'	30.00'	41.48'	S00°08'04"E	87°28'18"

LINE DATA		
LINE	BEARING	DISTANCE
L1	S23°07'48"W	110.17'
L2	S35°00'28"E	130.71'
L3	S43°52'13"E	76.60'



7.07 ACRE PARCEL
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER &
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 23, TOWNSHIP 38 NORTH, RANGE 3 EAST,
CITY OF MISHAWAKA, ST. JOSEPH CO., INDIANA

ABONMARCHE
 Confidence By Design

DATE: 07-09-2015 ACI JOB #: 13-0064
 COPYRIGHT 2014 - ABONMARCHE CONSULTANTS, INC.

SHT: 1 of 1

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 30 2015

CITY CLERK
MISHAWAKA, IN

July 22, 2015

JUL 22 2015

Pet 15-22

Honorable Members of the Common Council
City of Mishawaka, Indiana
600 E. Third Street
Mishawaka, IN 46544

RE: Beacon Health Systems, Inc. and Memorial Health Systems, Inc.,
Petition for an Amended PUD:

The undersigned, Beacon Health Systems, Inc. and Memorial Health Systems, Inc., the Petitioners, respectfully shows that they are the owners of the following described real estate located in the City of Mishawaka, Penn Township, St. Joseph County, Indiana:

A Part of Section 23, Township 38 North, Range 3 East, ^{HARRIS} Clay Township, City of Mishawaka, St. Joseph County, Indiana, being more particularly described as follows: Commencing at the North Quarter corner of said Section 23; thence South 00°33'26" East along the East line of the Northwest Quarter of said Section 23, 2484.75 feet to the point of beginning and a point on the Southerly Right-of-Way of proposed Fir Road-Capital Avenue Connector (A.K.A. Beacon Parkway); thence the following Two (2) courses and distances along said Southerly Right-of-Way: 1) North 48°15'13" East, 360.31 feet; 2) South 86°05'17" East, 28.60 feet to a point on the Westerly Right-of-Way of Capital Avenue; thence the following Three (3) courses and distances along said Westerly Right-of-Way: 1) South 42°35'06" East, 70.90 feet; 2) South 37°30'51" East, 451.77 feet; 3) South 40°31'24" East, 557.77 feet to a point on the Northerly Right-of-Way of the Indiana Toll Road; thence South 51°30'08" West along said Northerly Right-of-Way, 2920.66 feet to the East line of the West Half of the Southwest Quarter of said Section 23; thence North 00°24'31" West along said East line, 667.27 feet to the Southerly Right-of-Way of proposed Fir Road-Capital Avenue Connector (A.K.A. Beacon Parkway), also being a point of curve to the left having a radius of 860.00 feet, subtended by a chord length of 782.96 feet, bearing North 50°12'30" East; thence Northeasterly along said curve and Right-of-Way 812.89 feet; thence North 23°07'48" East along said Southerly Right-of-Way, 873.31 feet to a point of curve to the right having a radius of 940.00 feet, subtended by a chord length of 408.89 feet, bearing North 35°41'30" East; thence Northeasterly along said curve and Right-of-Way 412.18 feet; thence North 48°15'13" East along said Southerly Right-of-Way, 166.85 feet to the point of beginning.

Containing 47.2 acres, more or less, and subject to any easements, covenants, and right-of-ways of record.

Also commonly known as the Southwest corner of Capital Avenue and Fir Road-Capital Avenue Connector (A.K.A. Beacon Parkway), Granger, Indiana 46530.

The above described parcel of land is presently zoned "S-2" Planned Unit Development District under the City of Mishawaka zoning development codes.

The Petitioners desire to amend the existing standards for the previously approved "S-2" Planned Unit Development District, known by Mishawaka Petition # 08-27, Proposed Ordinance No. 2008-39, and Ordinance No. 5186. The requested amended standards would be for the above described real estate portion of the previously approved "S-2" Planned Unit Development District. More specifically the Petitioners are requesting amended standards for Lighting, Building Limitations/Architecture and Parking/Landscaping.

With regards for site Lighting, the previously approved Ordinance standards requires lighting poles limited to a maximum height of 25 feet and having 90-degree cut-off shielded fixtures. The amended request would allow fixtures to be placed on three foot high concrete bases which would limit light poles with base to a maximum height of 28 feet. The fixtures will still have 90-degree cut-off shielding. The lighting plan submitted would still limit maximum foot-candles at property line to 3 foot candles. The amended standard would also allow for the use of ornamental light standards that would be similar in design to those used by the City for Beacon Parkway. The submitted final site plan would provide specifications for all planned site lighting which will allow for full review by the Planning staff.

With regards for Building Limitations/Architecture, the previously approved Ordinance standards require buildings to be constructed of 100% approved materials as identified within Section 161.41 of the City Municipal Code as mended. Materials and colors shall be varied to provide architectural interest. The amended request would allow for materials to include pre-cast liner embossed brick texture with a 25-year pigmented stain finish. This amendment would still allow for varying building materials and at the same time providing for architectural interest. The submitted final site plan would provide color building elevations with specifications for all planned building materials which will allow for full review by the Planning staff.

Also under Building Limitations/Architecture, the previously approved Ordinance standards require buildings to be setback a minimum 75 feet from public right-of-ways and private collector drives. The amended request would allow for a minimum setback of 50 feet along Beacon Parkway and 40 feet along Capital Avenue. This 50 foot building setback would still maintain a visual and physical setback of approximately 70 foot from Beacon Parkway pavement and over 90 feet from the Capital Avenue pavement. The amended building setbacks along the public right-of-ways should provide a more than adequate open space along the public street frontages. In regards to the building setback from the private collector drives, in most instances, any proposed development done along the private collectors, a 40 foot building setback should be more than adequate. Interior sites typically place parking in front of the proposed building, which results in buildings being further back from the private collector drives.

With regards to Parking/Landscaping, the previously approved Ordinance standards require placement of a minimum three (3) foot high earth mound along all public right-of-ways and internal collector drives. The amended request would eliminate the requirement of the earth mound along the Capital Avenue frontage. There is an extensive elevation difference between the petition site and the Capital Avenue right-of-way. The Capital Avenue right-of-way is approximately four (4) feet higher at the

northeast corner of the site and increasing to twenty-four (24) feet at the southeast corner of the site. The three foot mound requirement would not have a buffering affect along this portion of the site. The Petitioners propose using over-story deciduous or evergreen trees instead along this frontage. The submitted final site plan would provide a detailed landscape plan which will allow for full review by the Planning staff.

The last requested amendment to the previously approved PUD standards is to allow parking to be provided at a ratio of 3.0 parking spaces per 1,000 square foot of gross floor area. The previously approved standard for parking was 4 spaces per 1,000 square foot of gross floor area. The requested slight adjustment would allow for better usage of property without having to provide more parking than needed. Excessive parking leads to less open space and creating a more intense heat island affect for paved areas.

These requested amended changes to the PUD Development standards are shown on the attached preliminary site plan.

All other previously approved PUD standards for Mishawaka Petition # 08-27, Proposed Ordinance No. 2008-39, Ordinance No. 5186, shall be adhered to for the development of the above described property.

Wherefore, the Petitioners prays 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 the rezoning the above described parcel of real estate located in the City of Mishawaka, Indiana.



Jeffrey P. Costello
Vice President & Chief Financial Officer
Beacon Health System, Inc.
615 N. Michigan Street
South Bend, IN 46601
574-647-3699



Jeffrey P. Costello
Vice President & Chief Financial Officer
Memorial Health Systems, Inc.
615 N. Michigan Street
South Bend, IN 46601
574-647-3699

Contact person:

Philip E. Panzica, RA, NCARB
President / Principal Architect
Panzica Architecture Group
416 East Monroe Street, Suite 320
South Bend, Indiana 46601
(574) 234-1123
e-mail: pepanzica@panzica.net

End

July 22, 2015

Honorable Members of the Common Council and the
Plan Commission of the City of Mishawaka, Indiana
600 E. Third Street
Mishawaka, IN 46544

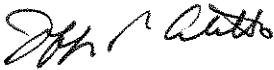
RE: Beacon Health Systems, Inc. & Memorial Health Systems, Inc.
Amended PUD Request:

Dear Council Members,

This letter is to inform the Board Members that we have granted authority to Panzica Architecture Group of South Bend to represent us at the Mishawaka Plan Commission and Mishawaka Common Council meetings at which our Amended PUD Request will be heard.

If you have any questions, or require additional information concerning this matter, please feel free to give me a call at 574-647-3699.

Sincerely,



Jeffrey P. Costello
Vice President & Chief Financial Officer
Beacon Health System, Inc.
615 N. Michigan Street
South Bend, IN 46601



Jeffrey P. Costello
Vice President & Chief Financial Officer
Memorial Health Systems, Inc.
615 N. Michigan Street
South Bend, IN 46601

LEGAL DESCRIPTION

A Part of Section 23, Township 38 North, Range 3 East, Clay Township, City of Mishawaka, St. Joseph County, Indiana, being more particularly described as follows: Commencing at the North Quarter corner of said Section 23; thence South 00°33'26" East along the East line of the Northwest Quarter of said Section 23, 2484.75 feet to the point of beginning and a point on the Southerly Right-of-Way of proposed Fir Road-Capital Avenue Connector (A.K.A. Beacon Parkway); thence the following Two (2) courses and distances along said Southerly Right-of-Way: 1) North

48°15'13" East, 360.31 feet; 2) South 86°05'17" East, 28.60 feet to a point on the Westerly Right-of-Way of Capital Avenue; thence the following Three (3) courses and distances along said Westerly Right-of-Way: 1) South 42°35'06" East, 70.90 feet; 2) South 37°30'51" East, 451.77 feet; 3) South 40°31'24" East, 557.77 feet to a point on the Northerly Right-of-Way of the Indiana Toll Road; thence South 51°30'08" West along said Northerly Right-of-Way, 2920.66 feet to the East line of the West Half of the Southwest Quarter of said Section 23; thence North 00°24'31" West along said East line, 667.27 feet to the Southerly Right-of-Way of proposed Fir Road-Capital Avenue Connector (A.K.A. Beacon Parkway), also being a point of curve to the left having a radius of 860.00 feet, subtended by a chord length of 782.96 feet, bearing North 50°12'30" East; thence Northeasterly along said curve and Right-of-Way 812.89 feet; thence North 23°07'48" East along said Southerly Right-of-Way, 873.31 feet to a point of curve to the right having a radius of 940.00 feet, subtended by a chord length of 408.89 feet, bearing North 35°41'30" East; thence Northeasterly along said curve and Right-of-Way 412.18 feet; thence North 48°15'13" East along said Southerly Right-of-Way, 166.85 feet to the point of beginning. Containing 47.2 acres more or less. Subject to any easements, covenants and right-of-ways of record.

Also commonly known as the Southwest corner of Capital Avenue and Fir Road-Capital Avenue Connector (A.K.A. Beacon Parkway), Granger, Indiana 46530.

PETITIONERS:

Beacon Health System, Inc.
615 N. Michigan Street
South Bend, IN 46601

Memorial Health Systems, Inc.
615 N. Michigan Street
South Bend, IN 46601

ARCHITECT:

Philip E. Panzica, RA, NCARB
President / Principal Architect
Panzica Architecture Group
416 East Monroe Street, Suite 320
South Bend, Indiana 46601
(574) 234-1123

AMENDED PUD REQUEST:

The Petitioners desire to amend the existing standards for the previously approved "S-2" Planned Unit Development District, known by Mishawaka Petition # 08-27, Proposed Ordinance No. 2008-39, and Ordinance No. 5186. The requested amended standards would be for the above described real estate portion of the previously approved "S-2" Planned Unit Development District. More specifically the Petitioners are requesting amended standards for Lighting, Building Limitations/Architecture and Parking/Landscaping.

GENERAL AMENDED PUD NOTES FOR SITE DEVELOPMENT:

BUILDING SETBACKS:

- A). MINIMUM 50 FT. FRONT-YARD BUILDING SETBACK ALONG BEACON PARKWAY PUBLIC RIGHT-OF-WAYS.
- B). MINIMUM 40 FT. FRONT-YARD BUILDING SETBACK ALONG CAPITAL AVENUE & INTERNAL COLLECTOR DRIVES.

PARKING REQUIREMENTS:

- A). PARKING PROVIDED AT A RATE OF A MINIMUM OF 3.0 SPACES PER 1,000 SQUARE FOOT OF GROSS FLOOR AREA.

SITE LIGHTING:

- A). MAXIMUM HEIGHT OF LIGHTING POLES WITH BASES IS 28 FEET, 90 DEGREE FULL CUT-OFF SHEILDED FIXTURES.
- B). USE OF ORNAMENTAL LIGHT STANDARDS SIMILAR TO LIGHTING USED ON BEACON PARKWAY ALLOWED ON INTERIOR SITES.

BUILDING/ARCHITECTURAL:

- A). BUILDINGS TO BE CONSTRUCTED OF 100% APPROVED MATERIALS AS IDENTIFIED WITHIN SECTION 161.41 OF THE CITY MUNICIPAL CODE AS MENDED. MATERIALS AND COLORS SHALL BE VARIED TO PROVIDE ARCHITECTURAL INTEREST. ALSO PERMITTED ARE PRE-CAST LINEAR EMBOSSED BRICK TEXTURE MATERIALS WITH A 25-YEAR PIGMENTED STAIN FINISH.

LANDSCAPING:

- A). NO EARTH MOUNDING IS REQUIRED ALONG THE CAPITAL AVENUE FRONTAGE.

OTHER PUD STANDARDS:

- A). PREVIOUSLY APPROVED PUD STANDARDS SHALL BE AHERED TO OTHER THAN THE ABOVED AMENDED STANDARDS.

PROPERTY OWNERS LIST:

1ST SOURCE BANK
100 N. Michigan St.
2nd Floor
South Bend, Indiana 46601

Capital Plaza LLC
11652 Oakwood Lane
Granger, Indiana 46530

Harris Prairie Church of Christ
14719 State Road 23
Granger, Indiana 46530

Granger Property Development LLC
211 North Eddy Street
South Bend, Indiana 46617

CITY OF MISHAWAKA INDIANA
600 East Third St
Mishawaka, Indiana 46544

Morris Realty LLC
54731 Beaver Creek Trail
Mishawaka, Indiana 46545

Mark A. & June A. Stroud
Trustees of Mark and June Stroud Living Trust
52233 Evergreen
Granger, Indiana 46530

MEMORIAL HEALTH SYSTEM INC
615 N Michigan St
South Bend, Indiana 46601

GOLATA MARY, CLEMENT CHRISTINE M GOLATA
CATHERINE A GOLATA FAMILY TRUST
W/ GOLATA RAYMOND L & ANDREE J AS TRUSTEES
GOLATA CHARITABLE REMAINDER UNITRUST
W/ GOLATA RAYMOND L & ANDREE J TRUSTEES
P.O. Box 790153
Virgin, Utah 84779

WALKER GEORGE AUGUST WALKER JEROME
FRANCIS MCCAY
ROSALIE ANN BULKIN CAROLYN LEE DEFREE
UW VIRGINIA MAY
52200 Snowberry Road
New Carlisle, Indiana 46552

Donald E. and Mary J. Frush
14710 State Road 23
Granger, Indiana 46530

State of Indiana
INDOT LaPorte Dist.
LaPorte, Indiana 46352

Harold H. and Nancy D. Hall
52177 Evergreen Road
Granger, Indiana 46530

End



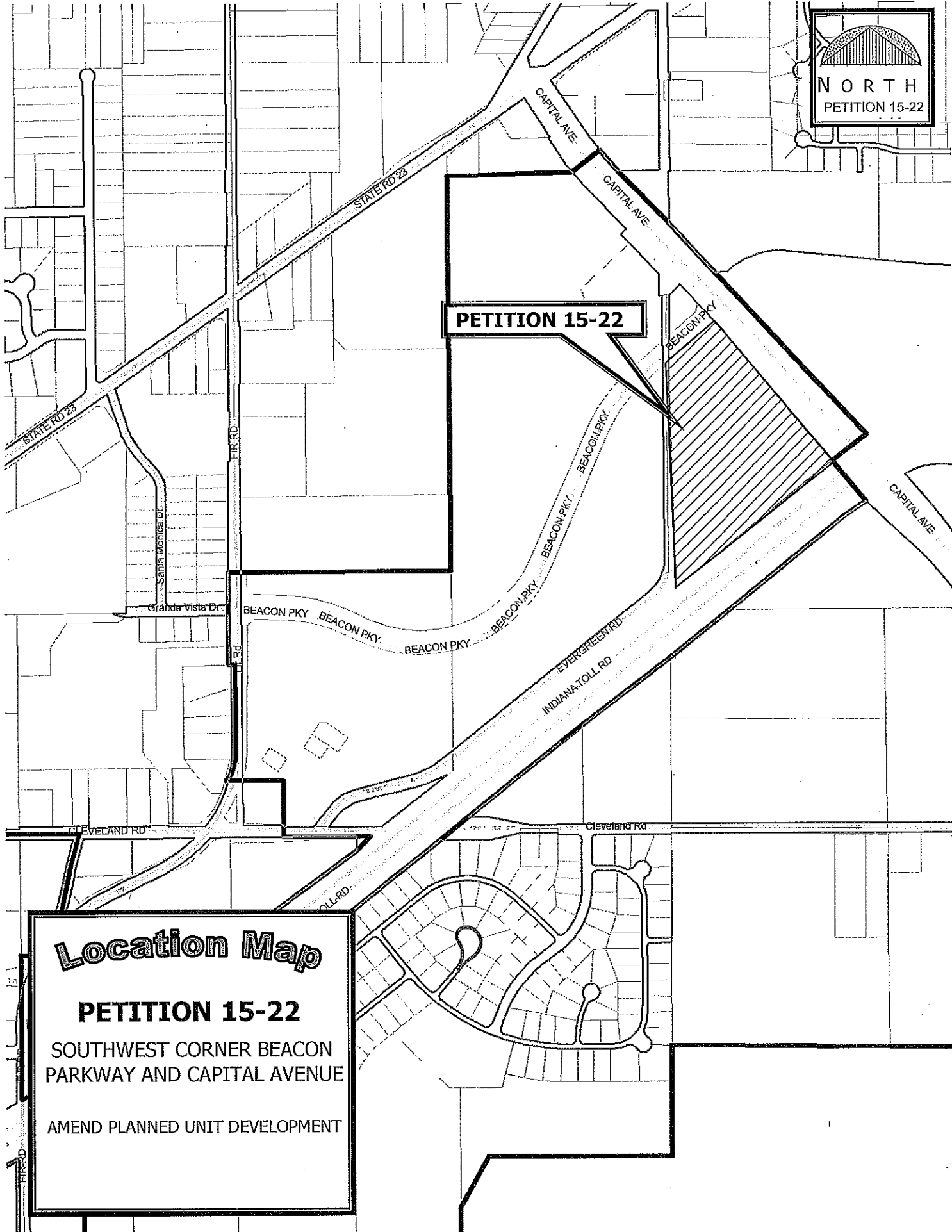
PETITION 15-22

Location Map

PETITION 15-22

SOUTHWEST CORNER BEACON
PARKWAY AND CAPITAL AVENUE

AMEND PLANNED UNIT DEVELOPMENT





CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Misti D. Horvath, Deputy Controller

Date: July 31, 2015
To: Honorable Members of the Common Council
From: Rebecca Miller
Re: Report on TIF districts due to Fiscal Body

One of the many reports that the legislators deem necessary on the TIF districts is the Annual Report and a parcel listing to the fiscal body.

This Annual Report which was due and sent to the DLGF via Gateway in March covers the necessary items required to be presented to the fiscal body by August 1st.

It will also be on the agenda for Monday's meeting.

Please contact me with any questions.

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 31 2015

CITY CLERK
MISHAWAKA, IN

JUL 30 2015

CITY CLERK
MISHAWAKA, IN

1st Reading 8-3-2015
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2015-18
ORDINANCE NO.

An Ordinance of the City of Mishawaka amending Ordinance No. 5491 to amend the rating requirements in connection with the acquisition of a surety bond to fund all or a portion of the 1994 Reserve Account, other matters connected therewith, and repealing ordinances inconsistent herewith

WHEREAS, the City of Mishawaka ("City") adopted Ordinance No. 5491 on July 20, 2015 ("Ordinance") which provided the authorization for the issuance of Sewage Works Refunding Revenue Bonds of 2015 ("2015 Bonds") of the City; and

WHEREAS, the Common Council of the City has been advised that Assured Guaranty Municipal Corp. ("AGM") has issued a commitment to issue a surety bond for the partial funding the 1994 Reserve Account continued under the Ordinance; and

WHEREAS, the financial advisor to the City has recommended that the surety bond be purchased from AGM in connection with the issuance of the 2015 Bonds; and

WHEREAS, the Common Council has been advised that it is necessary to make one change to the Ordinance to eliminate the rating requirements for AGM; and

WHEREAS, the Common Council has determined to adopt an ordinance to amend the Ordinance to allow the City to purchase the surety bond from AGM;

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

Section 1. Section 14(c) of the Ordinance is amended to remove the following sentence:

"The surety bond must be issued by an insurance company rated in the highest rating category by Standard & Poor's Corporation and Moody's Investors Service."

Section 2. All provisions of the Ordinance not amended by the adoption of this ordinance shall remain in full force and effect.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Adopted this _____ day of _____, 2015.

CITY OF MISHAWAKA
COMMON COUNCIL

Presiding Officer

Attest:

Clerk, Deborah S. Block, IAMC, MMC

Presented by me to the Mayor of the City of Mishawaka this _____ day of _____, 2015 at ____:____.m.

Clerk, Deborah S. Block, IAMC, MMC

Signed and approved by me, the Mayor of the City of Mishawaka, this ____ day of _____, 2015 at ____:____.m.

Mayor, David A. Wood

I\5600500.1

City of Mishawaka

RESOLUTION NO. R2015-28

- WHEREAS:** the Penn Kingsman Boys Baseball Team is the 2015 Class 4-A State High School Champions by beating Terre Haute North, 21 to 11 at Victory Field in Indianapolis, National Indiana Conference Champions with a record of 12 and 4, Plymouth Sectional Champions, LaPorte Regional Champions, and Plymouth Semi-State Champions and,
- WHEREAS:** no team is a success without those who manage and support them during practice and games Head Coach Greg Dikos, Jim Kominkiewicz, Brian Lares, Elliott Lares, Tom Stanton, and John Westra and,
- WHEREAS:** Head Coach Greg Dikos was Northern Indiana Conference Baseball Coach-of-the-year and this was his fourth State Championship win with the Penn Kingsmen.
- WHEREAS:** team catcher Tim Lira was awarded Indiana High School Athletic Association L.V. Phillips Mental Attitude Award and was quoted as saying “Team chemistry, feeding off of each other’s energy has been very important.
- WHEREAS:** 1ST Team All-Northern Indiana Conference Selections: Ryan Herman, Nolan Metcalf, Skylar Szynski, Brooks Ullery, with 2nd Team All Northern Indiana Conference being Brandon Stesiak.
- WHEREAS:** the Penn Baseball Team has set up a tradition before and after each game called the “Haka Dance” where the team gathers in a circle chanting and the team manager Pauly Holoway stands in the middle and rips through the steps.
- WHEREAS:** the Penn Kingsman’s Team Roster reads as follows: Brandon Stesiak, Ryan Herman, Matt Kominkiewicz, Nathan Lovisa, Timothy Lira, Riley Stratford, Ryan Lau, Nolan Metcalf, Trever Waite, Nik Kavadas, Luke Schneider, Skylar Szynsk, Griffin Smith, Connor Neal, Brooks Ullery, Bobbie Haluska, R. J. Green, and Paul Holaway

NOW THEREFORE, Let it be known and resolved by the City of Mishawaka Common Council, Mayor and City Clerk, that August 3, 2015 is hereby proclaimed

PENN HIGH SCHOOL BASEBALL TEAM DAY

in our community and we call upon all of our citizens to join us in saluting and congratulating this talented and truly remarkable group of young men, their coaches, and team managers for their efforts on behalf of their school, the community and the citizens of Mishawaka.

Dale “Woody” Emmons,
President, 1st District

Mike Bellovich, 2nd District

John Reisdorf, 3rd District

Kate Voelker, 4th District

Matt Mammolenti, At. Large

Ron Banicki, Vice President,
6th District

Dan Bilancio, At Large

S Michael Compton,
5th District

John Roggeman, At Large

Deborah S. Block, IAMC, MMC
City Clerk

David A. Wood, Mayor

1st Reading 7-20-15
2nd Reading
Passed
Failed
Continued To

PETITION 15-19

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2015-16

ORDINANCE NO. _____

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 15 2015

CITY CLERK
MISHAWAKA, IN

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

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

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

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

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

Lots 72-73 and E 40' Lot 76 as shown on the recorded plat of Citizen's Homes Company McKinley Highway Plat

COMMON ADDRESS: 1725 East McKinley Avenue

which real estate is now classified as C-7 Automobile Oriented Restaurant Commercial District shall hereafter be within and a part of that District known as C-4 Automobile Oriented Commercial District designated in "The Zoning Ordinance of 1966" as amended.

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

1. There are several other C-4 Automobile Oriented Commercial zonings along McKinley, so the additional car sales use would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, staff feels that the most desirable use for this property is commercial;
3. Because the parcel is located in an area of commercial uses, rezoning to C-4 Automobile Oriented Commercial is a desirable use for this property;

Proposed Ordinance No: 2015-14

Ordinance No: _____

4. Rezoning this property to the C-4 Automobile Oriented Commercial classification will match other zoning in the neighborhood, conserving property values in the immediate neighborhood; and,
5. The City's Comprehensive Plan calls for general commercial, therefore, rezoning is compatible and consistent with the City's Comprehensive Plan.

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

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

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

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

Deborah S. Block, IAMC, MMC, City Clerk

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

David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

JUN 30 2015

CITY CLERK
MISHAWAKA, IN

DATE: 06/22/2015
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 (SLM Management LLC) respectfully show that 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:

Common Address: 1725 E McKinley, Mishawaka IN, 46545

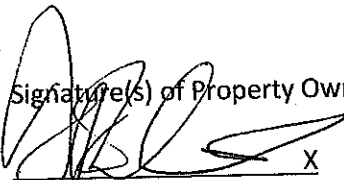
Legal Description: Lots 72-73 & E 40' Lot 76 all as shown on the recorded plat of
Citizen's Homes Company McKinley Highway Plat in Penn
Township, St Joseph County Indiana, Sec 11-37-3E

Petitioner(s) owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C7 District. Said property was being used as (Commercial, Restaurant, Café, or Bar) and is currently vacant

Petitioner(s) desire said real estate to be rezoned to C4 District. Petitioner(s) further state that they intend to utilize said land as a used car lot.

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.

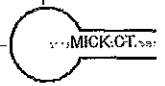
Signature(s) of Property Owner(s)


SLM Management LLC

CONTACT PERSON:
Dan Mackowiak
P.O Box 855
Bristol IN 46507
Phone: 574-848-1410
Fax: 574-848-1412
Email: Mackowiakdk@dflawlessinc.com

JUN 24 2015

Ret 15-19



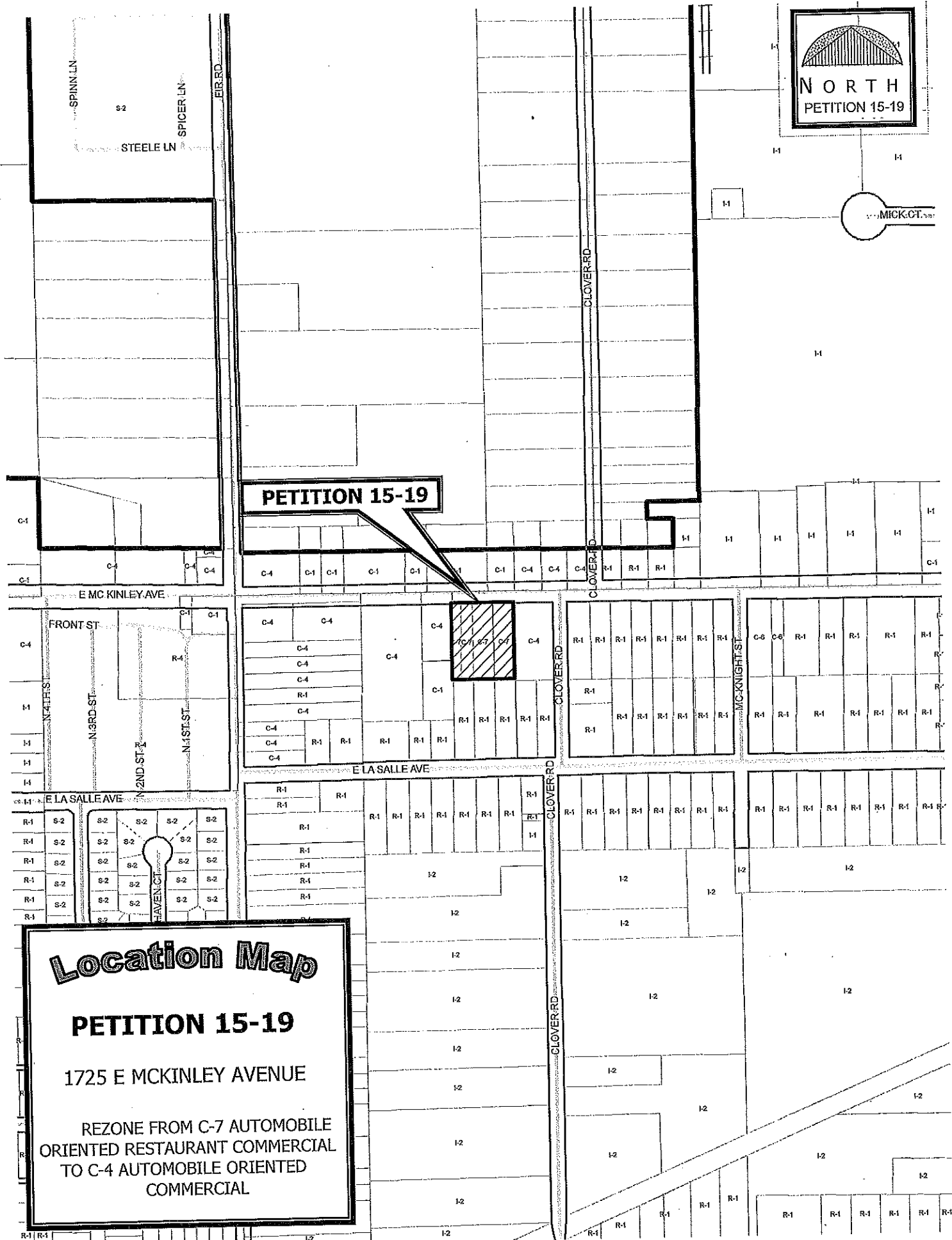
PETITION 15-19

Location Map

PETITION 15-19

1725 E MCKINLEY AVENUE

REZONE FROM C-7 AUTOMOBILE
ORIENTED RESTAURANT COMMERCIAL
TO C-4 AUTOMOBILE ORIENTED
COMMERCIAL



1st Reading 7-20-15
2nd Reading
Passed
Failed
Continued To

PETITION 15-20

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2015-17

ORDINANCE NO. _____

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 15 2015

CITY CLERK
MISHAWAKA, IN

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

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

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

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

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

Lot 1 & 20' East side Lot 2, Geyer's 3rd Subdivision

COMMON ADDRESS: 3626 Lincolnway East

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

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

1. There are commercial zonings with residential uses to the east and south of this property, but the neighborhood surrounding the property are used as single family dwellings, and its historic use as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the history as a single family residence, staff feels that the most desirable use for this property is single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

Proposed Ordinance No: 2015-17

Ordinance No: _____

4. As opposed to the range of potential commercial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for general commercial but it's historic use as a single family home is compatible and consistent with the historic residential uses in the area.

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

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

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

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

Deborah S. Block, IAMC, MMC, City Clerk

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

David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

6-24-2015

JUN 30 2015

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

CITY CLERK
MISHAWAKA, IN

RE: PETITION TO REZONE

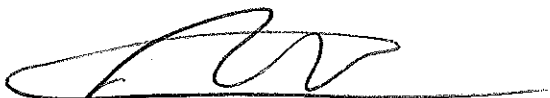
The undersigned, Terry Shock, respectfully shows he is the owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Lot 1 & 20' East side Lot 2 Geyer's 3rd Subdivision
3626 Lincolnway E. Mishawaka, Indiana

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1 District. Said property is being used as a single family residence.

Petitioner desires said real estate to be rezoned to R-1 District.
Petitioner further states that he intends to utilize said land as a single family residence.

Wherefore, the petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcel of land located in the City of Mishawaka.

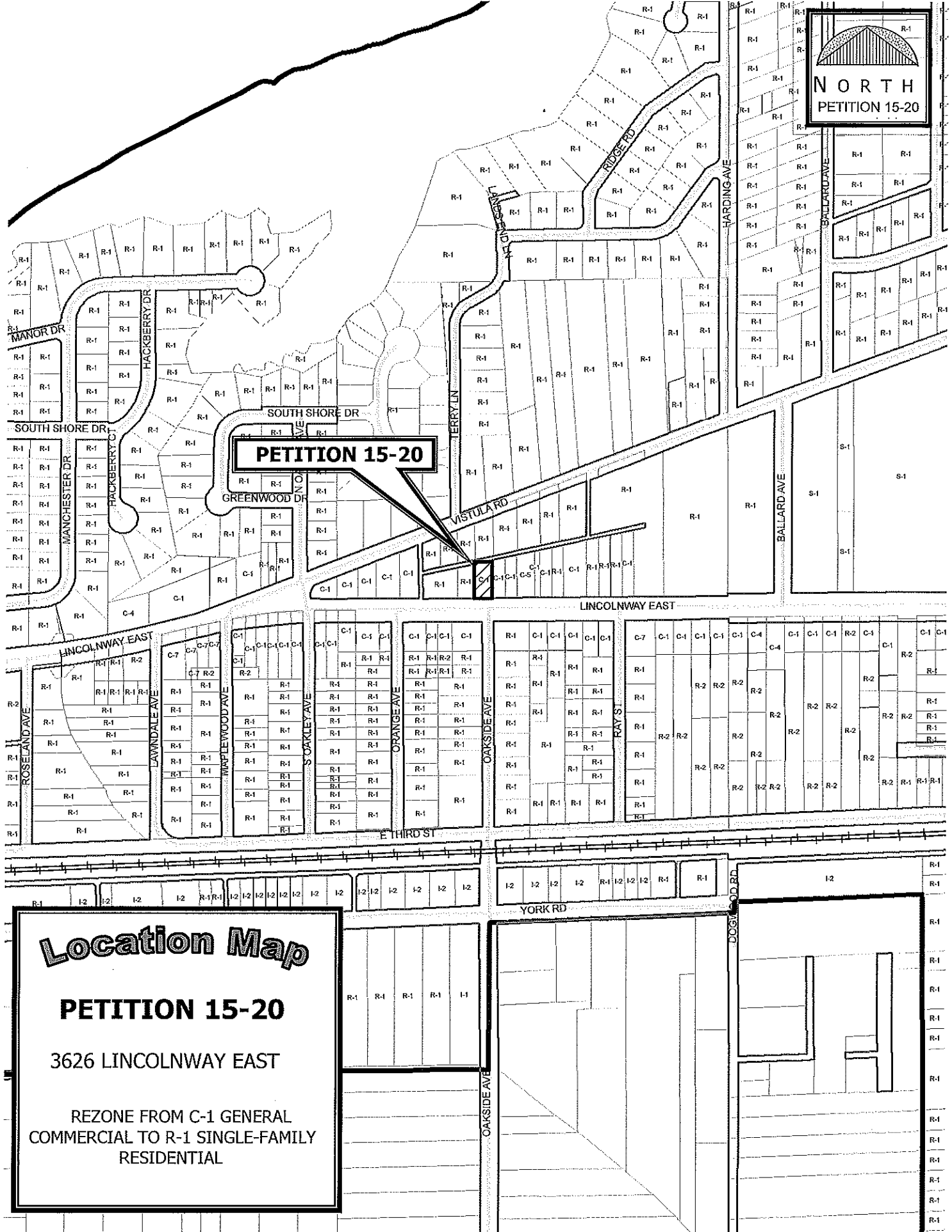


Terry J. Shock

CONTACT PERSON:

Terry J. Shock
3626 Lincolnway E.
Phone: 574-222-4908
Fax: 574-258-0355
Email: papat91968@gmail.com

Pet 15-20



Location Map

PETITION 15-20

3626 LINCOLNWAY EAST

REZONE FROM C-1 GENERAL
COMMERCIAL TO R-1 SINGLE-FAMILY
RESIDENTIAL