

Big plans for mobile home park sites

East Jefferson project includes homes and retail.

SUE LOWE
Tribune Staff Writer

MISHAWAKA -- Where there were once two mobile home parks and a tavern there will hopefully be businesses and 83 homes in an old-fashioned city neighborhood.

Members of the Mishawaka Plan Commission recommended Tuesday night that the Common Council approve plans for new development on both sides of Jefferson Boulevard west of Byrkit Street/Fir Road.

Prime Development Corp. and Bob Stephens, one of the partners who own it, have been working in this direction for a couple of years.

Stephens developed Barrington Estates and then Highland Village along the St. Joseph River south of Jefferson Boulevard.

Then Stephens started buying the property on Jefferson Boulevard north of Highland Village. He bought Nolen's Discount Sales, DeCook's Inn, Briscoe Mobile Home Park and Twin City Mobile Home Park.

The city of Mishawaka used federal funds to tear down DeCook's, Nolen's and the office at Briscoe.

Dennis Murphy, of Prime Development, presented the plan for the future of the property at the Plan Commission meeting Tuesday night.

Commercial development on the south side of Jefferson Boulevard could include a coffee shop/deli, a drycleaners, a bank branch and other small offices and stores.

Murphy said the company is still doing market studies on whether to put offices or apartments across the street, on the northwest corner of Jefferson Boulevard and Byrkit Street/Fir Road.

North of that will be an 83-lot neighborhood that will resemble city neighborhoods more than suburban subdivisions.

Murphy said there will be alleys with two-car garages on them. The lots will be the width of traditional city neighborhoods and all the homes will have front porches.

He said the homes will sell for between \$150,000 and \$180,000.

Murphy said before the meeting that School City of Mishawaka is giving the company the old Little League ball diamond along Fir Road in exchange for lots inside the development where Mishawaka High School building trades students can build homes.

He said that Little League park has not been used for at least two years.

Staff writer Sue Lowe:

slowe@sbtinfo.com

(574) 235-6557