

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, MARCH 1, 2021 AT 1:45 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

THIS MEETING WILL BE HELD ELECTRONICALLY VIA WEBEX.

This meeting can also be accessed via WebEx. Virtual attendance is strongly encouraged but not mandatory; however, City Hall is open for in-person participation. To join, go to <http://coei.webex.com>, enter 180 599 1396 as the meeting number and “plan” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to Kayla.Jewell@coei.org prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES JANUARY 4, 2021 AND FEBRUARY 1, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

**20-ANX-03 PETITIONER IS DALJUNDER SINGH
PROPERTY IS LOCATED AT VAC-LOT HIVELY**

As prescribed by Section 29.11.B, a request to annex three vacant parcels located at the northeast corner of Hively Avenue and Sixth Street, land containing approximately .88 acres.

**21-Z-02 PETITIONER IS ELKHART AL INVESTORS, LLC
PROPERTY IS LOCATED AT 1129 PARKWAY AVE**

Per Section 20.10.B.1, a Major Amendment to an M-1 Detailed Planned Unit Development (M-1 DPUD), to revoke the DPUD, adopted via Ordinance Number 98-05 approved by the Elkhart County Commissioners. Also; Per Section 29.11.B, Map Amendments, a request to rezone two parcels located at 2704 Toledo Road and Vacant Lot Toledo Road (west of Middleton Run Road, north side) from B-3, Service Business District and PUD, Planned Unit Development (M-1 Standards) to M-1, Limited Manufacturing District.

**21-X-05 PETITIONER IS ELKHART COMMUNITY SCHOOLS
PROPERTY IS LOCATED AT 2720 CALIFORNIA ROAD**

A Special Exception, R-1, One-Family Dwelling District, to allow for the expansion of an educational facility on an existing campus. Also a Special Exception to allow the installation of two (2) above ground fuel tanks in a M-2 General Manufacturing District

7. **STAFF ITEMS**

21-SI-03

Addressing

Staff Update

8. **ADJOURNMENT**

**PLEASE REMEMBER TO USE YOUR MICROPHONE WHEN SPEAKING.
ERRORS IN THE MINUTES MAY RESULT DUE TO VOICES BEING INAUDIBLE.**