

AGENDA
ELKHART CITY PLAN COMMISSION
TUESDAY, SEPTEMBER 7, 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. **APPOINTMENT OF THE BZA**
4. **APPROVAL OF MINUTES AUGUST 2, 2021**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

21-ANX-03 PETITIONER IS WEST 78 LLC C/O DALE L WEAVER
PROPERTY IS LOCATED AT 28227 CR 26

As prescribed by Section 29.11.B, a request to annex two (2) vacant parcels located at the southeast corner of State Road 19 and United States 20, land containing approximately seventy-five-and-one-half (75.5) acres.

To also rezone the seventy-five-and-one-half (75.5) acres of land contained within the petition from DPUD M-1 (West 78 Industrial Park DPUD, as approved by the Elkhart County Board of Commissioners) to M-1, Limited Manufacturing District. This rezoning request is a major amendment to remove the land from the PUDs to rezone the land to M-1, Limited Manufacturing District.

21-FSP-08 PETITIONER IS SANDMAN REALTY, LLC
PROPERTY IS LOCATED AT 2604 GLENVIEW DR

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a 5,025 square feet addition on land totaling 1.7 acres, more or less, located at 2604 Glenview Drive, Elkhart, IN.

21-ANX-05 PETITIONER IS HUBBARD HILL ESTATES, INC
PROPERTY IS LOCATED AT CR 24 & SR 19

As prescribed by Section 29.11.B, a request to annex two (2) vacant parcels located at the southeast corner of Charlotte Avenue and State Road 19, land containing approximately 4.4 acres.

To also rezone the 4.4 acres of land contained within the petition from A-1 and DPUD B-3 (Bravokilo DPUD, as approved by the Elkhart County Board of Commissioners) to R-1, Single Family Residential District. This rezoning request is a major amendment to remove the land from the PUDs to rezone the land to R-1, Single Family Residential District.

8. **STAFF ITEMS**

21-SI-08

Addressing

21-SI-09

Project clarification for staff

9. **ADJOURNMENT**

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