

**AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, MARCH 6, 2023 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. To join, go to <http://coei.webex.com>, enter **2315 285 4415** 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 [Jamie.Kochanowski@coei.org](mailto:Jamie.Kochanowski@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES February 6, 2023**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**
6. **NEW BUSINESS**

**23-SUB-02 PETITIONER IS Vanessa A. Ibarra & Jesus Gonzalez; Kari A. Nichols; and City of Elkhart  
PROPERTY IS LOCATED AT 102 Nadel Ave; 1314 South Shore Drive; Vacant Land South Shore Drive**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘South Shore – Cottage Subdivision,’ a three (3)-lot subdivision with an access easement on Lot 2 benefiting Lot 1; a part of the Northeast Quarter of Section 17, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

**23-X-04 PETITIONER IS Patrick Medinger  
PROPERTY IS LOCATED AT 2044 W Lusher Avenue**

A Special Use request as required under Section 19.3 Special Uses in an M-2 General Manufacturing District that requires all Special Uses in the M-1 Limited Manufacturing District. Specifically those under Section 18.3 Letter K which requires the bulk storage of liquids of gases requiring a Tier 1 or 2 SARA report and Letter L, the storage of an liquid or gas in excess of 10,000 gallons. The request is to allow for the installation of twenty-four (24), thirty thousand (30,000) gallon storage tanks of liquid that required a Tier 2 report for the manufacturing of foam

**23-FSP-01 PETITIONER IS BenCo LLC  
PROPERTY IS LOCATED AT 921 Verdant Street**

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a new 10,350 square foot building addition and associated pavement at an existing facility at 921 Verdant Street.

7. **STAFF ITEMS**  
**STAFF ITEM#23-SI-03**  
Addressing
8. **ADJOURNMENT**

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