

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, FEBRUARY 7, 2022 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 **2305 623 8479** 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 3, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**20-Z-04 PETITIONER IS R&R PROPERTY LEASING
PROPERTY IS LOCATED AT 309 STAINLESS DRIVE**

Per Section 29.11.B, Map Amendments, a request for an amendment to Zoning Commitment Document #2016-15221 established with the Elkhart County Advisory Plan Commission, which states that “Any future development must utilize Stainless Drive for access to the site. Access onto County Road 19 is not permitted.” The petitioner wishes to remove this stipulation to allow access to the property from County Road 19.

**22-SUB-01 PETITIONER IS KIRSTEN COY AND RAFAEL CARDENAS RAMOS
PROPERTY IS LOCATED AT 1328 AND 1334 CR 6 WEST**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a two-lot subdivision; a part of the Southwest 1/4 of Section 19, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana. This request seeks to split the property on an existing duplex, and establish a platted ingress-egress easement on Tract 2 serving Tract 1.

**22-Z-01 PETITIONER IS CEA PROPERTIES LLC AND CHARLES AURAND SOLE BENEFIT TRUST, STEVEN
A AURAND TRUSTEE**

PROPERTY IS LOCATED AT 1637, 1643 AND 1649 W INDIANA AVENUE

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1637, 1641, and 1649 West Indiana Avenue from R-3, Two-Family Dwelling District to R-2, One-Family Dwelling District.

6. **NEW BUSINESS**

**22-SUB-03 PETITIONER IS IRON GATE I LLC
PROPERTY IS LOCATED AT CR 24 AND SR 19**

Request: Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Hilltop Subdivision,’ a seven (7)-lot subdivision; a part of the Southwest 1/4 of Section 19, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

**22-X-03 PETITIONER IS NELSON B HOLDINGS LLC
PROPERTY IS LOCATED AT 529 SOUTH SECOND STREET**

A Special Exception per Section 15.3, Special Exception Uses in the Central Business District (CBD), to allow a Bed and Breakfast home and Meeting Hall/Banquet Facility at 529 South Second Street.

**22-SI-03 PETITIONER IS BCW PROPERTIES
PROPERTY IS LOCATED AT 2426 CASSOPOLIS ST**

An appeal as per Section 26.4.2.B for a Development Plan, to vary from Section 24.9.D.2 which states that “all facades which face roadways... shall utilize corrugated metal for no more than twenty-five percent (25%) of the façade,” when located in a Development District, to allow three facades in a Development District to utilize corrugated metal for between 44 and 49% of the façade, variances of between 19 and 24%.

**22-X-04 PETITIONER IS KNIGHTS OF COLUMBUS / ELKHART COLUMBUS CLUB
PROPERTY IS LOCATED AT 112 E LEXINGTON AVE**

A Special Exception per Section 15.3, Special Exception Uses in the CBD Central Business District, to allow for a charitable organization to operate a soup kitchen.

7. **STAFF ITEMS**

22-SI-04

Addressing

8. **ADJOURNMENT**

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