

**AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, JANUARY 3, 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 **2318 571 8149** 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](mailto:Kayla.Jewell@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **ELECTION OF OFFICERS**
4. **APPROVAL OF MINUTES DECEMBER 6, 2021**
5. **APPROVAL OF PROOFS OF PUBLICATION**

6. **OLD BUSINESS**

**21-X-14 PETITIONER IS KEVIN PEREZ SOSA  
PROPERTY IS LOCATED AT 322 E INDIANA AVENUE**

A Special Exception per Section 12.3.F of Special Exception Uses in the Community Business District to allow for the operation of a tattoo parlor in an existing building.

7. **NEW BUSINESS**

**22-FSP-01 PETITIONER IS WELCH PACKAGING, SCOTT WELCH  
PROPERTY IS LOCATED AT 1020 HERMAN ST**

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for three additions to the existing building totaling 80,181 square feet, and to add new and remove existing pavement, at 1020 Herman Street, Elkhart, IN.

**22-Z-01 PETITIONER IS CHARLES AURAND  
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.

**22-SUB-02 PETITIONER IS BACK TABLE LLC  
PROPERTY IS LOCATED AT TIMBERSTONE DRIVE EAST, 20-02-25-327-016.000-027**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Timberstone Fifth D.P.U.D.’ a 44-lot subdivision; a part of the West 1/2 of Section 25, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

**21-ANX-05 PETITIONER IS LD ELKHART IN LANDLORD, LLC  
PROPERTY IS LOCATED AT 25610 COUNTY ROAD 4**

As prescribed by Section 29.11.B, a request to annex two (2) parcels located 25610 County Road 4 and 52396 County Road 9, land containing approximately 104.67 acres

**22-X-01 PETITIONER IS BETANIA MINISTRIES INC  
PROPERTY IS LOCATED AT 525 HARRISON ST**

To vary from Section 13.3 Special Exception Uses in the B-3 Service Business District to allow the property to be used as a Church.

**22-X-02 PETITIONER IS MAC REAL ESTATE, CLAIR MCKINLEY  
PROPERTY IS LOCATED AT 2501 S NAPPANEE ST**

To vary from Section 12.3 Special Exception Uses in the B-2 Community Business District to all a Meeting Hall/Banquet Facility.

8. **STAFF ITEMS**

**22-SI-01**

Addressing

9. ADJOURNMENT

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