

**AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, NOVEMBER 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 **2307 344 6200** 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 [Carla.Lipsey@coei.org](mailto:Carla.Lipsey@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES- MAY 2023, JULY 2023, AUGUST 2023**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **APPROVAL OF 2024 CALENDAR**

6. **OLD BUSINESS**

**23-PUDA-06 PETITIONER IS BENT OAK GOLF, LLC**  
**PROPERTY IS LOCATED AT VACANT LAND ALONG BENT OAK TRAIL**

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Bent Oak Planned Unit Development District, Ordinance 3537. The proposed amendment would add two (2) additional home site lots for single family dwellings.

7. **NEW BUSINESS**

**23-WT-02 PETITIONER IS 123 COUNTY ROAD 17-ELKHART, LLC**  
**PROPERTY IS LOCATED AT 123 COUNTY ROAD 17**  
**PARCEL 20-02-36-476-022.000-011**

Per Section 27.4.J, permission to erect a 195 foot monopole wireless communication facility at 123 County Road 17.

**23-Z-04 PETITIONER IS 52948 CR 9**  
**PROPERTY IS LOCATED AT 51555 CALDONIAN DRIVE**  
**PARCEL 20-02-21-352-003.000-026**

Per Section 29.11.B, Map Amendments, a request to rezone 52948 CR 9 from R-1, One Family Dwelling District to DPUD, Detailed Planned Unit Development once annexation petition for this is property becomes effective.

8. **STAFF ITEMS**

**23-R-079**

The Planning and Zoning Department is requesting approval for the Elkhart Redevelopment Commission amending the Declaratory Resolution and the Redevelopment plan for the Downtown Urban Renewal Area.

9. **ADJOURNMENT**

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