

**AGENDA  
ELKHART CITY PLAN COMMISSION  
DECEMBER 5, 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. To join, go to <http://coei.webex.com>, enter **2304 746 2791** 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 NOVEMBER 7, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**  
**NONE**

6. **NEW BUSINESS**  
**22-Z-11 PETITIONER IS RB REALTY LLC**  
**PROPERTY IS LOCATED AT 2526 BYPASS ROAD**

Per Section 29.11.B, Map Amendments, a request to rezone three parcels containing approximately twenty-eight (28) acres located at 2200-1, 2200-2, 2500, 2520, and 2526 Bypass Road from M-1, Limited Manufacturing District to B-2, Community Business District.

- 22-SUB-07 PETITIONER IS TOLSON CENTER**  
**PROPERTY IS LOCATED AT 1320 BENHAM AVE**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a three-lot subdivision to be known as ‘Tolson Center Subdivision’; a part of the recorded plat of Benham Avenue Replat of Chapman’s Rosedale Addition to the City of Elkhart (Plat Book 1, Page 101); and a part of the recorded plat of Chapman’s Rosedale Addition to the City of Elkhart (Deed Record 114, Page 586), Concord Township, City of Elkhart, Elkhart County, Indiana. This request seeks to also establish a platted ingress-egress easement on Lot 2 serving the property to the immediate south.

7. **STAFF ITEMS**  
**Declaratory Resolution adopted by the Elkhart Redevelopment commission on October 11; West 78 Business Park Economic Development Area Plan**

Request Plan Commission determine whether the resolution and the economic development plan conform to the plan of development for the City and approve or disapprove the resolution and plan proposed.

8. **ADJOURNMENT**

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