

AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, DECEMBER 6, 2021 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 **2308 340 4663** 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. **MOMENT OF SILENCE FOR MIKE SWEET**
3. **2022 CALENDAR APPROVAL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES NOVEMBER 1, 2021**
6. **APPROVAL OF PROOFS OF PUBLICATION**

7. **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.

21-Z-11 PETITIONER IS HEARTLAND RECREATIONAL VEHICLES LLC
PROPERTY IS LOCATED AT VAC LOT WADE DR

Per Section 29.11.B, Map Amendments, a request to rezone the property located at Vacant Lot County Wade Drive from B-3, Service Business District to M-1, Limited Manufacturing District.

8. **NEW BUSINESS**

21-SUB-11 PETITIONER IS ELITE GROUP TRUST REALTY, LLC
PROPERTY IS LOCATED AT 2425 TO 2445 DECAMP AVE

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Elite Group Replat,’ a six (6) lot subdivision; a part of the Northwest Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana. This request represents approximately 1.4 acres

21-X-12 PETITIONER IS JANEY COOK, PRAYERS MINISTRIES, INC.
PROPERTY IS LOCATED AT 2626 PRAIRIE ST

A Special Exception per Section 4.3 Special Exception Uses in the R-1 One Family Dwelling District to allow for the establishment of a Clubhouse Community called Lexington House which would help people in recovery with education, employment, and support.

21-X-13 PETITIONER IS MAXIM MANOV/THE LENOX LLC
PROPERTY IS LOCATED AT 101 N. MAIN ST

A Special Exception per Section 15.3 Special Exception Uses in the CBD, Central Business District to allow for the establishment of a meeting hall/banquet facility.

21-X-14 PETITION IS RAFAEL PEREZ
PROPERTY IS LOCATED AT 322 E INDIANA AVE

A Special Exception of Section 12.3 of the Community Business District to allow the operation of a tattoo parlor.

21-R-2

9. **STAFF ITEMS**

21-SI-11

Addressing

10. **ADJOURNMENT**

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