

**AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, MARCH 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 **2301 589 8438** 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 [veronica.donaldson@coei.org](mailto:veronica.donaldson@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES FEBRUARY 7, 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 COUNTY ROAD 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-X-04 PETITIONER IS KNIGHTS OF COLUMBUS / ELKHART COLUMBUS CLUB  
PROPERTY IS LOCATED AT 112 E LEXINGTON AV**

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.

6. **NEW BUSINESS**

**22-Z-02 PETITIONER IS SAM & ERIC INVESTMENTS LLC  
PROPERTY IS LOCATED AT VACANT LOT, BENHAM AVENUE, SOUTH OF 245 HIVELY AVENUE**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at Vacant Lot, Benham Avenue, from R-4, Multiple Family Dwelling District to B-2, Community Business District, with commitments.

**22-FSP-02 PETITIONER IS TODD VELDMAN, ALL SECURE STORAGE- COUNTY ROAD 17, LLC  
PROPERTY IS LOCATED AT 1185 FREMONT COURT**

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for two new buildings totaling 32,450 square feet and 26,310 square feet of pavement, at an existing Self-Storage Facility at 1185 Fremont Court.

**22-FSP-03 PETITIONER IS HIGHWATER MARINE LLC DBA GODFREY MARINE  
PROPERTY IS LOCATED AT 4500 MIDDLEBURY STREET**

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a new 22,896 square foot building, 26,780 square feet of paving, and a 22,400 square foot addition to an existing building, at 4500 Middlebury Street, Elkhart, IN.

**22-Z-03 PETITIONER IS PATRICK INDUSTRIES, INC.  
PROPERTY IS LOCATED AT V/L AT 5305 BECK DRIVE, ELKHART, IN**

Per Section 29.11.B, Map Amendments, a request to rezone two of the three parcels addressed to 5305 Beck Drive from M-2, General Manufacturing District to M-1, Limited Manufacturing District.

**21-ANX-07 PETITIONER IS IRON GATE I LLC**

**PROPERTY IS LOCATED AT VACANT LAND COUNTY ROAD 24, PARCEL ID #20-06-19-301-002.000-009**

As prescribed by Section 29.11.B, a request to annex one (1) parcel located at Vacant Land, County Road 24, land containing approximately 6.13 acres. To also rezone the 6.13 acres of land contained within the petition from R-1, Single-Family Residential District to B-3, Service Business District.

**22-Z-04 PETITIONER IS SHAH LAND DEVELOPMENT LLC**

**PROPERTY IS LOCATED AT 1133 COUNTY ROAD 17**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1133 County Road 17 from R-1, Single Family Dwelling District to M-2, General Manufacturing District.

**22-Z-05 PETITIONER IS CITY OF ELKHART INDIANA**

**PROPERTY IS LOCATED AT 511 DIVISION STREET**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 511 Division Street from M-1 Limited Manufacturing to R-4 Multiple Family Dwelling District.

**22-X-05 PETITIONER IS MARIA TORRES AND FRANCISCO SESMAS**

**PROPERTY IS LOCATED AT 210 W WOLF AVENUE**

A Special Exception per Section 5.3, Special Exception Uses in the R-2, One-Family Dwelling District, to allow for a daycare center.

**22-Z-06 PETITIONER IS MAPLE CITY RENTALS, LLC**

**PROPERTY IS LOCATED AT 222 MIDDLEBURY STREET**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 222 Middlebury Street from O, Office District to R-4, Multiple Family Dwelling District.

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.**