

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, MAY 1, 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 **2315 285 4415** 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**23-SUB-03 PETITIONER IS BRENDA, DENNIS II & BARBARA PRICE
PROPERTY IS LOCATED AT VL SOUTH AND ADJACENT TO 1700 OSOLO RD**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as 'Osolo Ridge,' a twelve (12)-lot subdivision; a part of the Northwest Quarter of Section 34, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

6. **NEW BUSINESS**

**23-X-05 PETITIONER IS JOSE GILBERTO MENDOZA
PROPERTY IS LOCATED AT 610 WEST HUBBARD AVE**

A Special Exception per Section 5.3, Special Exceptions Uses in the R-2 One-Family Dwelling District, to allow an existing church to be within a residential neighborhood and expand onto an adjacent vacant parcel.

**23-FSP-02 PETITIONER IS LD REAL ESTATE LLC
PROPERTY IS LOCATED AT 1305 EAST SANFORD SCHOOL ROAD**

As required by Section 20.7 B. seeking Final Site Plan approval for RV Service Center, including a one-story, 29,500 square foot building and associated parking lot on land totaling 21.2 acres, more or less, located at 1305 East Sanford School Road.

The request includes variances from developmental standards, including: a) no curb where a six (6) inch curb is required, b) no foundation planting area next to the building, c) no interior or perimeter landscaping area in the parking/storage lot where ten percent (10%) interior and a minimum of one (1) perimeter tree per forty (40) feet is required, and d) a fifteen (15) foot landscape bufferyard adjacent to residential where twenty (20) feet.

7. **STAFF ITEMS**

23-SI-04

The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart

8. **ADJOURNMENT**

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