

AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, MAY 2, 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 **2319 281 4361** 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES APRIL 4, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

22-X-05 PETITIONER IS FRANCISCO SESMAS AND MARIA TORRES
PROPERTY IS LOCATED AT 210 WEST 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.

6. **NEW BUSINESS**

22-FSP-04 PETITIONER IS MMM REALTY, LLC
PROPERTY IS LOCATED AT 1175 FREMONT COURT

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a new 69,425 square foot building and associated pavement at an existing facility at 1175 Fremont Court

22-X-07 PETITIONER IS FELLOWSHIP OF HOPE MENNOONITE CHURCH
PROPERTY IS LOCATED BETWEEN 513 AND 529 W GARFIELD AVENUE

A Special Exception as per Section 5.3, Special Exception Uses in the R-2 District, to allow for a Memorial Garden.

22-SUB-04 PETITIONER IS MN VYT LLC ATTN MARIETTA AMERICAN INC BILL SARACCO
PROPERTY IS LOCATED AT 1919 SUPERIOR STREET

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a two-lot subdivision; a part of the West Half of Section 3, Township 37 North, Range 5 East, Concord Township Elkhart County, Indiana. This request seeks to also establish a platted ingress-egress easement on Lot 2 serving Lot 1.

22-SUB-05 PETITIONER IS HABITAT FOR HUMANITY OF ELKHART COUNTY
PROPERTY IS LOCATED AT VACANT LAND STIVER AVENUE

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Habitat Vinson Subdivision at Stiver Park, Phase 2.’ an eight (8)-lot subdivision; a part of the Northeast Quarter of Section 17, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

22-Z-07 PETITIONER IS ELKHART REDEVELOPMENT COMMISSION
PROPERTY IS LOCATED AT 1701 STERLING AVENUE

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1701 Sterling Avenue from M-2, General Manufacturing District to R-4, Multiple Family Dwelling District.

22-Z-08 PETITIONER IS ELKHART REDEVELOPMENT COMMISSION
PROPERTY IS LOCATED AT 1710 S MAIN STREET

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1710 South Main Street from M-2, General Manufacturing District to R-4, Multiple Family Dwelling District

7. **STAFF ITEMS**

22-SI-06

Plan Commission approval of proposed address for the City of Elkhart

22-SI-07

Staff requests approval to an update of a Final Site Plan for Avid Hotel at 327 North Pointe Boulevard; the plan previously received Final Site Plan Approval on December 2, 2019.

8. ADJOURNMENT

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