

AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, FEBRUARY 5, 2024 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 **2310 506 8344** 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 [Carla.Lipsey@coei.org](mailto:Carla.Lipsey@coei.org) prior to the meeting.

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES OCT, NOV, DEC. 2023 & JAN. 2024
4. APPROVAL OF PROOFS OF PUBLICATION

**2024 ELECTION OF OFFICERS**

5. OLD BUSINESS  
NONE

6. NEW BUSINESS

24-Z-02 PETITIONER IS Daniel Burns

PROPERTY IS LOCATED AT 3811 S Main St

Per Section 29.11.B, Map Amendments, a request to rezone 3811 S. Main Street (06-23-353-001) from R-1, One Family Dwelling District to B-2, Community Business District

24-MSUB-01 PETITIONER IS DVS LLC

PROPERTY IS LOCATED AT 209 County Road 17 & 5140 Beck Drive

Per Section 5 of the City of Elkhart Subdivision Ordinance, primary approval of a two (2) lot subdivision replat to adjust the lot line between 209 CR 17 and 5140 Beck Drive and to also establish two (2) access easements as a part of this approval.

24-MSUB-04 PETITIONER IS Bhavesh Patel

PROPERTY IS LOCATED AT 2701 W. Lexington Ave.

Per Section 5 of the City of Elkhart Subdivision Ordinance, primary approval of a two (2) lot subdivision replat and also establish an access easement as a part of this approval. The access easement is required as the proposed Lot 2 will have no street frontage. The parcels were established in Elkhart County prior to the current subdivision ordinance.

7. ADJOURNMENT

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