

AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, May 5, 2025 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 <https://signin.webex.com/join>, enter **2317 323 9808** the meeting number and “**Plan2025**” 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES, March 3, 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **NEW BUSINESS**

25-X-03 PETITIONER IS SWS Holdings, LLC
PROPERTY IS LOCATED AT 3130 Northview Drive

Per Section 13.3, Special Exception Uses (12.3.F), to allow for a tattoo studio within the business at 3130 Northview Drive.

25-FSP-06 PETITIONER IS Wish Nebraska, Inc., Justin Eggers, Manager
PROPERTY IS LOCATED AT 2608 Glenview Drive

As required by Section 20.10.B seeking approval for an Amendment to a Final Site Plan, the request is to modify the Final Site Plan for a 10,022 square foot addition with associated sanitary sewer, grading, and drainage improvements at 2608 Glenview Drive.

25-FSP-05 PETITIONER IS Seahawk Corp.
PROPERTY IS LOCATED AT Vacant Land (20-06-01-227-008.000-011) Beck Crossing Lot 7

As required by Section 20.7, seeking approval of a Final Site Plan for a new auto detailing business and to vary the rear twenty (20) foot setback to allow for the rear building setback at ten (10) feet at Lot Seven (7) Beck Crossing – 301 Enchanted Garden Lane.

25-X-04 PETITIONER IS GoGo Real Estate/ Mount North Capital 2
PROPERTY IS LOCATED AT 112 S SECOND ST

A Special Exception per Section 15.3, Special Exception Uses in the CBD, Central Business District, to allow for a Meeting Hall/Banquet Facility

25-R-030 RESOLUTION OF THE ELKHART CITY PLAN COMMISSION APPROVING A RESOLUTION TO THE CITY OF ELKHART, INDIANA, REDEVELOPMENT COMMISSION DESIGNATING AND DECLARING THE BOULDER RUN ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT AREA RESIDENTIAL HOUSING DEVELOPMENT PROGRAM PLAN AND ESTABLISHING ALLOCATION AREAS FOR PURPOSES OF TAX INCREMENT FINANCING.

6. **ADJOURNMENT**

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