

**AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, MARCH 3, 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 **2316 616 9066** as 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](mailto:Carla.Lipsey@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES JAN. 6, 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **NEW BUSINESS**

**25-X-02 PETITIONER IS Janelva Gates  
PROPERTY IS LOCATED AT 709 Fieldhouse Avenue**

Per Section 5.3, Special Exception Uses, (4.3 F) Day Care Home to allow for the establishment of a new daycare home at 709 Fieldhouse Avenue.

**25-FSP-01 PETITIONER IS A & L Properties Inc & Kyle Miller Ten Com  
PROPERTY IS LOCATED AT 1128 Parkway Avenue**

As required by Section 20.10.B seeking approval for an Amendment to a Final Site Plan; the request is to modify the landscape plan to remove all sod and replace with either synthetic turf or stone/rock. The stone/rock will cover +/- 77% of the open space. The maximum allowed by ordinance is 20% for boulder, rock, or mulch for the total landscape area. To also request the elimination of street trees. To also replace the proposed sod with synthetic turf within the right of way/tree lawn at 1128 Parkway Avenue.

**25-FSP-02 PETITIONER IS Danville Crossing, LP and LaPorte Partners, LP  
PROPERTY IS LOCATED AT 189 County Road 6**

As required by Section 20.10.B seeking approval for an Amendment to a Final Site Plan to allow for the construction of a drive-up window (west side of bldg.) and associated order menu board area (south side of bldg.) for a new restaurant user at 189 CR 6 W. Four (4) parking spaces will be removed as a part of this request.

6. **ADJOURNMENT**

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