

**AGENDA**  
**ELKHART CITY PLAN COMMISSION**  
**Monday, October 7, 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 <https://signin.webex.com/join>, enter **2303 497 4702** as the meeting number, and “**Plan2024**” 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 PROOFS OF PUBLICATION**
4. **APPROVAL OF MINUTES- August 2024**

5. **NEW BUSINESS**

**24-Z-06 PETITIONER IS J Arms, LLC c/o Roger Moore**

**PROPERTY IS LOCATED AT 203 N. Nappanee**

Per Section 29.11.B, Map Amendments, a request to rezone 203 N. Nappanee Street (**05-01-427-007**) from R-2, One Family Dwelling District to O, Office District.

**24-FSP-05 PETITIONER IS 3220 Southview Drive**

**PROPERTY IS LOCATED AT 3220 Southview Drive**

As required by Section 20.10.B seeking approval for an Amendment to a Final Site Plan for up to an additional twenty-seven (27) parking spaces for a proposed veterinary clinic at 3220 Southview Drive.

**24-Z-07 PETITIONER IS R B REALTY LLC**

**PROPERTY IS LOCATED AT 2520 and 2526 Bypass Road**

Per Section 29.11.B, Map Amendments, a request to rezone 2520 and 2526 Bypass Road (**05-01-426-007 and 05-01-401-011**) from M-1, Limited Manufacturing District to R-4, Multiple Family Dwelling District.

**24-FSP-06 PETITIONER IS A and L Properties Inc. and Kyle Miller Ten Com**

**PROPERTY IS LOCATED AT Lot 14 of Parkway at 17 – currently vacant**

As required by Section 20.7.B seeking approval for a Final Site Plan for a new 27,604 sq. ft. commercial building on Lot 14 of the Parkway at 17 development.

**Staff Items**

**24-SI-07- Addressing**

**Approval of proposed addresses for the City of Elkhart.**

6. **ADJOURNMENT**

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