

**AGENDA**  
**ELKHART CITY PLAN COMMISSION**  
**Monday, November 4, 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 **2314 479 9820** 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 THE 2025 CALENDAR**

5. **NEW BUSINESS**

**24-ANX-04 PETITIONER IS Coley Brady and Ryan Brady: 3 Creek LLC**

**PROPERTY IS LOCATED AT VL County Road 17**

As prescribed by Section 29.11.B, a request to annex one (1) parcel located at Vacant Land, County Road 17, and land containing approximately 37 acres.

To also rezone the 37 acres of land contained within the petition from A-1, Agriculture District to M-2, General Manufacturing District.

**24-ANX-05 PETITIONER IS Rosalina Lopez**

**PROPERTY IS LOCATED AT 2400 S. Sixth St**

As prescribed by Section 29.11.B, a request to annex property located at 2400 S Sixth Street, land containing 0.19 acres

**24-X-08 PETITIONER IS Maria Torres**

**PROPERTY IS LOCATED AT 2022 Benham Avenue**

Per Section 5.3, Special Exceptions are used in the R-2, One-Family Dwelling District, to allow for a day care center.

**24-X-09 PETITIONER IS City of Elkhart**

**PROPERTY IS LOCATED AT VL ADA Drive**

Per Section 19.3.A, Special Exception Uses, in the M-2, General Manufacturing District, which states ‘All special exception uses permitted in the M-1, Limited Manufacturing District’ to allow a Public Utilities and public services use (Section 18.3.J) for the construction of a new fire station.

6. **ADJOURNMENT**

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