

AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, MAY 6, 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 APRIL 2024
4. APPROVAL OF PROOFS OF PUBLICATION

5. NEW BUSINESS

24-Z-03 PETITIONER IS Hengs Industries (USA) LLC (pending transfer to SBS Holdings LLC)

PROPERTY IS LOCATED AT (a portion of the property located at) 3500 Lexington Park Drive

Per Section 29.11.B, Map Amendments, a request to rezone part of 3500 Lexington Park Drive (05-02-252-016) - specifically 1.16 acres east of Osborn-Manning Ditch) from M-1, Limited Manufacturing District to B-1, Neighborhood Business District.

24-PUDA-01 PETITIONER IS SK Weaver Holding, LLC

PROPERTY IS LOCATED AT 2701 Cassopolis St.

Per Section 20.10.B.2, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Cassopolis Park Planned Unit Development (PUD), Ordinances PC87-41, approved by the Board of County Commissioners for Elkhart County, to establish an outlet for the construction of a restaurant on proposed Lot 2 (.82 acres) within the PUD. The remainder of the land will be a part of proposed Lot 1.

24-ANX-01 PETITIONER IS Almac, Inc.

PROPERTY IS LOCATED AT Elkhart East Area D and F

As prescribed by Section 29.11.B, a request to annex thirty-nine (39) parcels located at Elkhart East Area D and F, land containing approximately 73 acres.

24-ANX-02 PETITIONER IS Almac, Inc.

PROPERTY IS LOCATED AT Elkhart East Area A

As prescribed by Section 29.11.B, a request to annex five (5) parcels located at Elkhart East Area, land containing approximately 114 acres.

6. ADJOURNMENT

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