

AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, June 3, 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 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-ANX-03 PETITIONER IS JENWAY MAJESTIC LLC & WRANGLER REAL ESTATE INC
PROPERTY IS LOCATED AT VACANT LAND

As prescribed by Section 29.11.B, a request to annex parts of four (4) vacant parcels located at east end of Vernon Avenue and land fronting Greenleaf Boulevard (3300 bl.), land containing approximately 2.64 acres.

24-TXT-01 PETITIONER IS THE CITY OF ELKHART INDIANA
PROPERTY IS LOCATED AT all properties located with the Special Flood Hazard Area (SFHA)
Plan Commission approval of the following proposed text amendments:

The City of Elkhart seeks the review and adoption of updated language in Section 21, Special Flood Hazard Area Overlay District. These efforts are required for the City of Elkhart to participate in the National Flood Insurance Program.

24-PUDA-02 PETITIONER IS RIDGEWOOD DRIVE, LLC
PROPERTY IS LOCATED AT 2700 Ridgewood Drive

Per Section 20.10.B.2, a major amendment to the approved site plan that permitted a total of 169 units where one (1) unit is reserved for management for a total of 168 dwelling units for lease, to allow for the conversion of two (2) apartments to office space. Bringing the total number of units for lease to 166 units for lease.

24-MSUB-09 PETITIONER IS HTIW PROPERTIES, LLC
PROPERTY IS LOCATED AT 1931 W MISHAWAKA ROAD

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat to be known as 'HTIW 1931 Subdivision.' This request represents +/-17.26 acres and will total two (2) lots with an ingress/egress easement on Lot 1 for the benefit of Lot 2 and a proposed drainage easement on Lot 2 for the benefit of Lot 1.

24-X-04 PETITIONER IS MALIK ENTERPRISE, LLC
PROPERTY IS LOCATED AT 1710 LEER DR

A Special Exception per Section 13.3, Special Exception Uses in the B-3, Service Business District, to allow for a Trade School.

24-FSP-04 PETITIONER IS EW MARINE INC.
PROPERTY IS LOCATED AT LOT 15 OF PARKWAY AT 17

As required by Section 20.7.B seeking approval for a Final Site Plan for a new 306-space parking lot on Lot 15 of the Parkway at 17 development. This lot is to serve the buildings at 1101 and 1115 Parkway Avenue.

Staff Item

24-SI-01- 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.