

AGENDA
ELKHART CITY PLAN COMMISSION
Tuesday, September 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 <https://signin.webex.com/join>, enter **2313 664 8026** 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**
4. **APPROVAL OF MINUTES- May, June, July 2024**

5. **NEW BUSINESS**

24-SUB-02 PETITIONER IS Almac Development, INC

PROPERTY IS LOCATED AT 2700 JEANWOOD DR

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a two-lot subdivision; to be known as ‘Pio Minor Subdivision’, a two (2) lot subdivision, a part of the Northwest Quarter of Section 26, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana. This request seeks to also establish a cross-access easement on Lot 1 for the benefit of Lot 2.

24-Z-04 PETITIONER IS Annette Peoples

PROPERTY IS LOCATED AT 1723 Oakland Avenue

Per Section 29.11.B, Map Amendments, a request to rezone 1723 Oakland Avenue (06-07-430-022) from R-4, Multiple Family Dwelling District to R-2, One Family Dwelling District.

24-SUB-03 PETITIONER IS Jenway Majestic, LLC. & Wrangler Real Estate Inc.

PROPERTY IS LOCATED AT VL Vernon Avenue and Greenleaf Boulevard

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Vernon’s Reserve Subdivision,’ a eight (8)-lot subdivision; a part of the Southwest Quarter of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

24-SUB-04 PETITIONER IS Almac Inc.

PROPERTY IS LOCATED AT County Road 4

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Elkhart East Area ‘A’ Subdivision,’ a thirteen (13)-lot subdivision; a part of the Southeast Quarter of Section 13, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

24-PUDA-04 PETITIONER IS A and L Properties Inc. and Kyle Miller Ten Com

PROPERTY IS LOCATED AT Lot 14 Parkway Avenue – 07-07-100-017

Plan Commission ratify staff’s determination and permit the screen printing and embroidery use as permitted within this development district Planned Unit Development

24-X-07 PETITIONER IS CITY OF ELKHART

PROPERTY IS LOCATED 1300 BL Indiana Av and Thomas

Per Section 6.3, Special Exception Uses, (4.3 J) Public Utilities and public service uses to allow for the construction of a new lift station, equipment building, monorail system, fence and CSO storage tank.

24-AP-01 PETITIONER IS Ivy Iverson

PROPERTY IS LOCATED AT 1900 & 1904 Franklin St.

Ivy Iverson is appealing the decision of the City of Elkhart Plat Committee of the Rosie's Minor Subdivision to the Elkhart City Plan Commission. On July 23, 2024, the City of Elkhart Plat Committee approved a one-lot replat of the original two (2) lot subdivision. Ms. Iverson wishes the existing plat to remain unchanged.

Staff Items

24-SI-06- Addressing

Approval of proposed addresses for the City of Elkhart.

21-SUB-09- Boulder Run Subdivision

Extension of Boulder Run Subdivision request for an additional twelve (12) months

6. ADJOURNMENT

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