

**AGENDA**  
**ELKHART CITY PLAN COMMISSION**  
**MONDAY, January 4, 2021 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. Virtual attendance is strongly encouraged but not mandatory; however, City Hall is open for in-person participation. To join, go to <http://coei.webex.com>, enter **180 599 1396** 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 [Kayla.Jewell@coei.org](mailto:Kayla.Jewell@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES NOVEMBER 2, 2020**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **NEW BUSINESS**

**21-X-01 PETITIONER IS FRANCISCO SESMAS AND MARIA TORRES**  
**PROPERTY IS LOCATED AT 2215 S. 6<sup>th</sup> Street**

A Special Exception per Section 5.3, Special Exception Uses in the R-2, One-Family Dwelling District, to allow for a Day Care Center.

**21-FSP-01 PETITIONER IS GFS Merger III LLC**  
**PROPERTY IS LOCATED AT 2700 Cassopolis Street**

As required by Section 20.10.A.2 seeking a Minor Amendment to the Final Site Plan approval for a 460 square foot addition at an existing grocery/food store on land totaling 3.2 acres, more or less, located at 2700 Cassopolis Street, Elkhart, IN.

**21-Z-01 PETITIONER IS H & O Investments Property, LLC**  
**PROPERTY IS LOCATED AT Southwest corner of County Road 6 and Stryker Street**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at the Southwest corner of CR 6 and Stryker Street (vacant land) from M-1, Limited Manufacturing District to B-2, Community Business District.

**21-SUB-01 PETITIONER IS Goshen Health Systems**  
**PROPERTY IS LOCATED AT 851 Parkway Avenue**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a replat of Lot 2D, as the said Lot is known and designated on the recorded Replat of the North Portion of Lot 2 in Parkway at 17 DPUD, Phase 1 to be known as ‘Replat of Lot 2D in Parkway at 17 Phase 1.’ This request seeks to relocate the existing twenty-two (22) foot platted ingress-egress easement immediately to the west to allow for relocated parking. The proposed ingress-egress easement will be twenty-four (24) feet in width and will directly adjacent to the future building. No lot lines will be modified and no other easements will be modified as a part of this request.

**21-FSP-02 PETITIONER IS Goshen Health System, Inc. Beau McNeff**  
**PROPERTY IS LOCATED AT 851 Parkway Ave**

As required by Section 20.7 B. seeking Final Site Plan approval for an 8,520 square foot medical facility with 84 parking spaces, on land totaling 2.2 acres more or less, located at 851 Parkway Avenue, Elkhart, IN.

**21-FSP-03 PETITIONER IS TM3 Sports, LLC**  
**PROPERTY IS LOCATED AT 1162 Fremont Court**

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for three additions to the existing building totaling 48,621 square feet , 8,469 square feet of new paving and a recessed loading dock on land totaling 5.08 acres, more or less, located at 1162 Fremont Court, Elkhart, IN.

6. **STAFF ITEMS**
  - 21-SI-01**  
Addressing
7. **ADJOURNMENT**

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