

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, OCTOBER 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 prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES- SEPTEMBER 7, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**20-Z-04 PETITIONER IS R&R PROPERTY LEASING
PROPERTY IS LOCATED AT 309 STAINLESS DRIVE**

Per Section 29.11.B, Map Amendments, a request for an amendment to Zoning Commitment Document #2016-15221 established with the Elkhart County Advisory Plan Commission, which states that “Any future development must utilize Stainless Drive for access to the site. Access onto County Road 19 is not permitted.” The petitioner wishes to remove this stipulation to allow access to the property from County Road 19.

6. **NEW BUSINESS**

**21-X-08 PETITIONER IS PRAYERS MINISTRIES - LEONARD D COOK AND JANET K COOK
PROPERTY IS LOCATED AT 2626 PRAIRIE ST**

A Special Exception as per Section 4.3, Special Exception Uses in the R-1 District, to allow for the establishment of a private secondary educational institution at an existing religious institution.

**21-X-09 PETITIONER IS LEXINGTON BUSINESS CENTRE, INC
PROPERTY IS LOCATED AT VACANT LOT JR ACHIEVEMENT DR, PARCEL 20-06-05-432-006.000-012**

A Special Exception as per Section 15.3, Special Exception Uses in the CBD District, to allow for the establishment of a private park and recreation facility.

**21-X-10 PETITIONER IS HANCOCK REGIONAL HOSPITAL DBA VALLEY VIEW HEALTHCARE
CENTER**

PROPERTY IS LOCATED AT 333 W MISHAWAKA RD

A Special Exception as per Section 4.3, Special Exception Uses in the R-1 District, to allow for the establishment of a dialysis unit in an existing nursing home.

21-Z-10 PETITIONER IS EPSILON V DEVELOPMENT

**PROPERTY IS LOCATED AT VACANT LOT S NAPPANEE ST (IMMEDIATELY EAST OF 1440 S.
NAPPANEE ST.)**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at Vacant Lot, Nappanee Street (immediately east of 1440 S. Nappanee Street) from B-1, Neighborhood Business District to B-2, Community Business District.

**21-SUB-08 PETITIONER IS 1127 MILES AVE LLC., STEVEN K HAINES
PROPERTY IS LOCATED AT 1147 N MICHIGAN STREET**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Auto Driveaway Subdivision - Replat Lot 2,’ a one (1) lot subdivision; a part of the Southeast Quarter of Section 31, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana. The purpose of the plat is to vacate existing access and utility easements, and to create new utility easements.

21-SUB-09 PETITIONER IS EMERALD CHASE LAND DEVELOPMENT LLC, CONWAY HERSHBERGER, MEMBER

PROPERTY IS LOCATED AT HENKE STREET (CR 106) AND HICKORY LANE

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as 'Boulder Run,' an 85-lot subdivision; a part of the West 1/2 of the Southwest 1/4 of Section 26, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

7. **STAFF ITEMS**

21-SI-09

ADDRESSING

8. **ADJOURNMENT**

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