

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, February 1, 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- DECEMBER 21, 2020**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**
None

6. **NEW BUSINESS**

**21-SUB-02 PETITIONER IS CR. 17 LAND DEVELOPMENT, LLC
PROPERTY IS LOCATED AT 5100 HOFFMAN STREET; NORTHWEST CORNER OF HOFFMAN STREET
AND COUNTY ROAD 17**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a replat of Lot 34 of the Elkhart Industrial Park Phase V Subdivision to be known as ‘C.R. 17 Land Development Major Subdivision.’ This request represents +/- 30.75 acres and will total two (2) lots with a 90’ ingress/egress and utility easement on Lot 2 and a storm water retention easement on Lots 1 and 2.

**21-SUB-03 PETITIONER IS 5400 BECK DRIVE-ELKHART, LLC
PROPERTY IS LOCATED AT VACANT LAND BECK DRIVE AND A STORAGE LOT AT 302 STAINLESS
DRIVE**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Beck Industrial Park Minor Subdivision No. 3’, a two (2) lot subdivision; a part of the Northeast Quarter of Section 6, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana. This request represents approximately 15.38 acres.

**21-X-02 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1347 EDGEWATER BOULEVARD**

A Special Exception as per Section 5.3, Special Exception Uses in the R-2 District, to allow for the rehabilitation of an existing sanitary sewer lift station, including replacement of the above grade structure.

**21-X-03 PETITIONER IS ELKHART PUBLIC LIBRARY
PROPERTY IS LOCATED AT 2400 BENHAM AVE**

A Special Exception as per Section 4.3, Special Exceptions in the R-1 District, to allow for a 1,035 square foot addition to an existing Public Library.

**21-X-04 PETITIONER IS ELKHART PUBLIC LIBRARY
PROPERTY IS LOCATED AT 3429 EAST BRISTOL STREET**

A Special Exception as per Section 4.3, Special Exceptions in the R-1 District, to allow for a 2,130 square foot addition to an existing Public Library.

7. **STAFF ITEMS**
21-SI-02
Addressing

8. **ADJOURNMENT**

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