

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, APRIL 5, 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 MARCH 1, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**
None

6. **NEW BUSINESS**

**21-Z-03 PETITIONER IS JEREMIAH MATTHEWS
PROPERTY IS LOCATED AT 1311 AND 1313 W HUBBARD**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1311 and 1313 West Hubbard Avenue (vacant land) from R-3, Two-Family Dwelling District to R-2, One-Family Dwelling District.

**21-Z-04 PETITIONER IS H & O INVESTMENTS PROPERTY, LLC
PROPERTY IS LOCATED AT VACANT LAND, SOUTHWEST CORNER OF CR 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-PUDA-01 PETITIONER IS NORTH POINTE MANAGEMENT, LLC
PROPERTY IS LOCATED AT 3219 NORTHVIEW DR.**

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Alt’s Trail/G.L. Yoder Planned Unit Development (part of Northpointe Plaza) ordinances approved by the Elkhart County Commissioners numbered 82-02 and 88-59 to allow for a distillery and tasting room. The PUD is developed to the B-3 standards and allows only for retail sales; distilleries are not found in the official list of uses. This amendment applies only to the parcel described in the legal description.

**21-X-06 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1201 S NAPPANEE ST**

A Special Exception in a, R-1, One-Family Dwelling District, to allow for the expansion of a Municipal Utility.

**21-X-07 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 3030 W OLD US 20**

A Special Exception in a, B-1, Neighborhood Business District, to allow for a Church.

**21-ANX-01 PETITIONER IS EMERALD CHASE LAND DEVELOPMENT LLC, CONWAY HERSHBERGER,
MEMBER**

PROPERTY IS LOCATED AT CR 106 & HICKORY LANE

As prescribed by Section 29.11.B, a request to annex land south of CR 106 (Henke Street) and east of Jeanwood Drive, the undeveloped section of Manor Estates, land containing approximately 32.754 acres. To also rezone the land contained within petition to R-1, One Family Dwelling District.

7. **STAFF ITEMS**
21-SI-04
Addressing

8. **ADJOURNMENT**

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