

**AGENDA  
ELKHART CITY PLAN COMMISSION  
MONDAY, MAY 3, 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 APRIL 5, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

**21-Z-04 PETITIONER IS H & O INVESTMENTS PROPERTY, LLC**

**PROPERTY IS LOCATED AT VACANT LAND, SOUTHWEST CORNER OF COUNTY ROAD 6 EAST AND STRYKER STREET**

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

6. **NEW BUSINESS**

**21-FSP-04 PETITIONER IS LAVANTURE REALTY INC**

**PROPERTY IS LOCATED AT 3806 GALLATIN WAY**

As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a 38,500 square feet addition with nine (9) new loading docks and 18,150 square feet of new asphalt pavement on land totaling fourteen (14) acres, more or less, located at 3806 Gallatin Way, Elkhart, IN.

**21-Z-05 PETITIONER IS ATILA KOVACH, TOM REAL ESTATE, INC.**

**PROPERTY IS LOCATED AT 1736 CASSOPOLIS ST.**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at the Southwest Corner of Woodlawn Avenue and Canton Street (parking lot) from R-2, One-Family Dwelling District to B-3, Service Business District.

**21-Z-06 PETITIONER IS LYNDSAY AND AARON HEMMICK- HEMMICK PROPERTIES LLC**

**PROPERTY IS LOCATED AT PARKING LOT WEST OF 2014 E. BRISTOL ST.**

Per Section 29.11.B, Map Amendments, a request to rezone the property located west of 2014 East Bristol Street (parking lot) from R-2, One-Family Dwelling District to B-1, Neighborhood Business District.

**21-Z-07 PETITIONER IS 123 COUNTY ROAD 17-ELKHART LLC./DJ CONSTRUCTION COMPANY**

**PROPERTY IS LOCATED AT 123 COUNTY RD 17**

Per Section 20.10.B.1, a Major Amendment to the Lumber Site Detailed Planned Unit Development (DPUD) to allow for the removal of land area equal to 16.2 acres, more or less. The land to be removed from the existing DPUD is at 123 County Road 17, for the purpose of developing it as a self-storage facility. This request seeks to amend Ordinance Number 03-12 approved by the Elkhart County Commissioners.

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 217 County Road 17 from DPUD M-1, Detailed Planned Unit Development District to the M-1 Standards, to M-1, Limited Manufacturing District.

**21-Z-08 PETITIONER IS JEREMIAH MATTHEWS**

**PROPERTY IS LOCATED AT 1311 WEST HUBBARD AVENUE**

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

**21-PUD-01 PETITIONER IS BARAK GROUP LLC, TOM DE MEESTER**  
**PROPERTY IS LOCATED AT VACANT LOT, HAINES DRIVE**

Per Section 20.10.B.1, a Major Amendment to the Villas at Lexington Landing Planned Unit Development (PUD) to allow for the removal of land area equal to 2.3 acres, more or less. The land to be removed from the existing PUD is at Vacant Lot, Haines Drive (Lot 2 in Lexington Landing), for the purpose of developing it as fourteen (14) single family attached residential units. This request seeks to amend Ordinance Number 5030 approved by the Elkhart City Common Council.

To establish a new Conceptual Planned Unit Development with fourteen (14) single family attached residential units, subject to final plan approval by the Elkhart City Plan Commission; land area of 2.3 acres, more or less.

**21-PUD-02 PETITIONER IS BESS DEVELOPMENT LLC**  
**PROPERTY IS LOCATED AT VACANT LOT, 2100-2200 BLOCK OF CASSOPOLIS STREET**

To establish a new Conceptual Planned Unit Development (PUD) for the purpose of developing a senior living facility with approximately 146 residential units, subject to final plan site approval by the Elkhart City Plan Commission with a land area of +/- 8.34 acres.

7. **STAFF ITEMS**

**21-SI-05**

Addressing

**21-SI-06**

Plat Committee Members

8. **ADJOURNMENT**

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