

**AGENDA  
ELKHART CITY PLAN COMMISSION  
TUESDAY, JULY 5, 2022 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 **2310 940 1479** 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 [jennifer.drlich@coei.org](mailto:jennifer.drlich@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**
  
4. **NEW BUSINESS**

**22-X-08 PETITIONER IS SPA INC  
PROPERTY IS LOCATED AT 3404 TOLEDO RD**

A Special Exception per Section 7.3, Special Exception Uses in the R-4, Multiple Family Dwelling District, to allow for a women’s ministry home.

**22-X-09 PETITIONER IS ELKHART COUNTY YOUTH FOR CHRIST INC  
PROPERTY IS LOCATED AT 2721 PRAIRIE STREET**

A Special Exception per Section 8.3, Special Exception Uses in the R-5, Urban Residential District, to allow for the expansion of a previously approved community center.

**22-Z-09 PETITIONER IS CITY OF ELKHART INDIANA BENEFIT OF DEPARTMENT OF REDEVELOPMENT  
PROPERTY IS LOCATED AT VACANT LOT S MAIN STREET**

Per Section 29.11.B, Map Amendments, a request to rezone the property located at Vacant Lot, South Main Street from M-2, General Manufacturing District to R-4, Multiple Family Dwelling District.

5. **STAFF ITEMS**

**22-SI-08 PETITIONER IS WE IMPACT PROPERTIES  
PROPERTY IS LOCATED AT CR 6, ELKHART, IN – PARCEL 20-01-26-201-005.000-006**

An appeal as per Section 26.4.2.B for a Development Plan, to vary from Section 24.9.B.1.a (iii,iv) which requires projections and recesses have a minimum depth of thirty-two (32) inches and a minimum width of forty-eight (48) inches, to allow for a building with no projections and recessions.

To also vary from Section 24.9.B.2(a-k), which requires on primary facades three (3) out of eleven (11) design treatments, to allow for three facades with one (1) design treatment, a variance of two (2) treatments per façade.

To also appeal to vary from Section 24.9.C.(1,2) which requires on primary facades at least one (1) vertical change of at least three (3) feet from the predominant roof design and two of a list of four design elements, to allow for a roof on two primary facades without such a vertical change and on three primary facades without the specified design elements.

To also appeal to vary from Section 24.9.D.2 which states that “all facades which face roadways... shall utilize corrugated metal for no more than twenty-five percent (25%) of the façade,” when located in a Development District, to allow three facades in a Development District to utilize corrugated metal for up to 100% of three facades.

**22-SI-09**

Addressing

6. **ADJOURNMENT**

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