

**AGENDA**  
**ELKHART CITY PLAN COMMISSION**  
**TUESDAY, SEPTEMBER 6, 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 **2315 958 2643** 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 PROOFS OF PUBLICATION**

4. **OLD BUSINESS**  
NONE

5. **NEW BUSINESS**

**22-X-11 PETITIONER IS FRANCISCO SESMAS AND MARIA J. TORRES**  
**PROPERTY IS LOCATED AT 2038 BENHAM AVENUE**

A Special Exception as per Section 5.3, Special Exception Uses in the R-2 District, to allow for the establishment of a Day Care Home in an existing building.

**22-X-12 PETITIONER IS FRANCISCO SESMAS AND MARIA J. TORRES**  
**PROPERTY IS LOCATED AT 2044 BENHAM AVENUE**

A Special Exception as per Section 5.3, Special Exception Uses in the R-2 District, to allow for the establishment of a Day Care Home in an existing building.

6. **STAFF ITEMS**

**21-SUB-09 PETITIONER IS EMERALD CHASE LAND DEVELOPMENT LLC**  
**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.

**22-SI-10**

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 every one hundred (100) linear feet, to allow for a building with three facades without projections and recessions.

To also appeal to 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 one facades with no design treatments, one facade with two(2) design treatments. Also from Section 24.9.B.2(l-m) which requires one (1) out of two (2) design treatments, for two facades with one design treatment and one facade with no design treatments.

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.

7. **ADJOURNMENT**

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