

**AGENDA
ELKHART CITY PLAN COMMISSION
TUESDAY, JANUARY 3, 2023 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. To join, go to <http://coei.webex.com>, enter **2317 226 0030** 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 Jamie.Kochanowski@coei.org prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES DECEMBER 5, 2022**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **ELECTION OF OFFICERS**

6. **OLD BUSINESS**
None

7. **NEW BUSINESS**

**23-X-01 PETITIONER IS IGLESIA DEL DIOS VIVO
PROPERTY IS LOCATED AT 1209 HARRISON STREET**

A Special Exception per Section 12.3.A, Special Exceptions Uses in the B-2 Neighborhood Business District, to allow for the establishment of a in an existing commercial building

23-X-02 PETITIONER IS DARRELL PETERSON, EXECUTIVE DIRECTOR, 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 a K thru 6 Charter School and for the expansion of a previous Board approved community center to include an additional property to the overall development.

**22-ANX-02 PETITIONER IS STAYLOCK STORAGE IN LLC C/O STORAGE RENTALS OF AMERICA
PROPERTY IS LOCATED AT 53400 COUNTY ROAD 113**

As prescribed by Section 29.11.B, a request to annex one (1) parcel located at 53400 County Road 113, land containing approximately 15.4 acres. To also rezone the 15.4 acres of land contained within the petition from DPUD M-1, Detailed Planned Unit Development (M-1 Standards) to M-1, Limited Manufacturing District.

23-SUB-01 PETITIONER IS EGAP ELKHART I, LLC

PROPERTY IS LOCATED AT 154 W HIVELY AVENUE (WOODLAND CROSSING)

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Woodland Crossing,’ a six (6)-lot subdivision with mutual cross access easements; a part of the Northeast Quarter of Section 17, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

23-X-03 PETITIONER IS WOLF PACK, LLC

PROPERTY IS LOCATED AT 112 E LEXINGTON AVENUE

A Special Exception per section 15.3, Special Exception Uses in the Central Business District (CBD), to allow an event center in an existing commercial building

8. **STAFF ITEMS**

23-SI-01

Plan Commission approval of proposed address for the City of Elkhart.

9. **ADJOURNMENT**

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