

PLAN COMMISSION

-MINUTES-

**Monday, February 1, 2021 - Commenced at 1:45 P.M. & adjourned at 03:12 P.M.
City Council Chambers – Municipal Building**

Elkhart City Plan Commission was called to order by Jeff Schaffer at 1:45 P.M.

MEMBERS PRESENT

Jeff Schaffer- In person
Dave Osborne- In person
Ron Davis-Webex
Don Walter-Webex
Mary Olson- Webex
Tom Shoff- Webex
Johnny Thomas-Webex

MEMBERS ABSENT

Brad Billings
Mike Sweet

REPRESENTING THE PLANNING DEPARTMENT

Eric Trotter, Assistant Director for Planning- Webex
Ryan Smith, Planner-Webex

LEGAL DEPARTMENT

Randy Arndt, Deputy City Attorney- Webex

TECHNOLOGY STAFF

Jim Hines

RECORDING SECRETARY

Kayla Jewell

APPROVAL OF AGENDA

Motion to approve by Osborne; Second by Olson. Voice vote carries.

APPROVAL OF MINUTES FOR DECEMBER 21, 2020

Motion to approve by Osborne; Second by Olson. Voice vote carries.

APPROVAL OF PROOFS OF PUBLICATION

Motion to approve by Davis; Second by Osborne. Voice vote carries.

OLD BUSINESS

None

NEW BUSINESS

21-SUB-02 PETITIONER IS CR 17 LAND DEVELOPMENT, LLC

PROPERTY IS LOCATED AT 5100 HOFFMAN STREET; NORTHWEST CORNER OF HOFFMAN STREET AND COUNTY ROAD 17

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a replat of Lot 34 of the Elkhart Industrial Park Phase V Subdivision to be known as 'C.R. 17 Land Development Major Subdivision.' This request represents +/-30.75 acres and will total two (2) lots with a 90' ingress/egress and utility easement on Lot 2 and a storm water retention easement on Lots 1 and 2.

STAFF ANALYSIS

The petitioner is requesting preliminary approval of a two (2) lot subdivision. The total area contained in the request is +/- 30.75 acres. The proposed subdivision will have a ninety (90) foot ingress/egress easement and utility easement on Lot 2. There is also proposed to be a storm water retention easement on both Lots 1 and 2.

Schaffer calls for a motion for final approval.

Osborne makes motion to approve with conditions; Second by Olson. Motion carries.

Osborne - Yes
Davis - Yes
Olson - Yes
Shoff - Yes
Thomas - Yes
Schaffer- Yes
Walter- Yes

**21-SUB-03 PETITIONER IS 5400 BECK DRIVE-ELKHART, LLC (AMIT SHAH)
PROPERTY IS LOCATED AT VACANT LOT BECK DRIVE AND STORAGE LOT AT 302 STAINLESS DRIVE**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as 'Beck Industrial Park Minor Subdivision No. 3', a two (2) lot subdivision; a part of the Northeast Quarter of Section 6, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana. This request represents approximately 15.37 acres.

STAFF ANALYSIS

This petition is a resubmittal of 18-SUB-08 from November 2018. The original request had expired and required the petition be heard before this body again before going to the Plat Committee for final approval and recording.

The petitioner is seeking approval of a two (2) lot subdivision, for land that is part of the Beck Industrial Park Subdivision Phase II. The proposed subdivision will be known as 'Beck Industrial Park Minor Subdivision No. 3.'

An existing Detention and Utility Easement is being vacated by this plat. An existing Truck Dock Drainage Easement is being maintained, and a new Drainage Easement is being created by this plat. Access to both lots will be gained from separate curb cuts on Beck Drive. The proposed use for Lot 6 is a storage lot for semis and for Lot 7 it is an industrial building.

STAFF RECOMMENDATION

The Staff recommends approval of the two (2) lot subdivision, a Preliminary Plat for a subdivision to be known as 'Beck Industrial Park Minor Subdivision No. 3,' based on the following findings of fact:

- 1) The lot meets the minimum lot area requirements for the M-2, General Manufacturing District;
- 2) The proposed request results in the creation of two (2) lots as defined by the Zoning and Subdivision Ordinance;
- 3) The proposed subdivision will not compromise any existing development.

CONDITIONS

- 1) The approval is preliminary only. The applicant must submit the required application materials for Final Plat Approval to the Plat Committee as per Article 5 of the Subdivision Ordinance prior to the issuance of any permits for construction or sale of property.
- 2) Subsequent approvals may be required from the appropriate City Departments. Those approvals may include plans for water supply, storm water retention, sewage disposal, grading, roadway construction and other infrastructure prior to final plat approval.
- 3) Approval is tentative and shall be valid for a maximum period of twelve (12) months. The City Plan Commission may grant an extension upon written request. If the final plat has not been recorded within the time limit, the primary approval is null and void and the preliminary subdivision plan must be resubmitted for approval.

Smith states there were 9 letters mailed, 0 returned.

Schaffer asks if there are questions from the Members.

Hearing none, Schaffer calls petitioner forward.

Schaffer asks if there are questions from the Members for the petitioner.

Hearing none, Schaffer opens for public comments for the petition.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass Recommendation to the BZA; Second by Olson. Motion carries.

Osborne - Yes

Davis - Yes

Olson - Yes

Shoff - Yes

Thomas - Yes

Schaffer- Yes

Walter- Yes

**21-X-03 PETITIONER IS ELKHART PUBLIC LIBRARY
PROPERTY IS LOCATED AT 2400 BENHAM AVENUE**

A Special Exception as per Section 4.3, Special Exceptions in the R-1 District, to allow for a 1,035 square foot addition to an existing Public Library.

STAFF ANALYSIS

The petitioner owns and operates the Pierre Moran Branch of the Elkhart Public Library at 2400 Benham Avenue. The building currently comprises 4,800 square feet on a .76-acre lot. The property is bordered on the north by a low-density residential neighborhood, on the east and west with vacant lots, and on the south by the Woodland Crossing development to the south. They propose to build a 1,000 square foot addition on the south side of the building. The project is currently going through the city's Technical Review process. The proposed addition is unlikely to cause a nuisance to adjacent properties and is being built away from the residential area to the north.

STAFF RECOMMENDATION

The Staff recommends approval of the special exception based on the following findings of fact:

1. The Special Exception is so defined, located and proposed to be operated that the public health, safety and welfare will be protected;
2. The Special Exception will not reduce the values of other properties in its immediate vicinity because the addition will be located an ample distance from adjacent properties;
3. The Special Exception shall conform to the regulations of the zoning district in which it is to be located because it will not generate adverse effects on adjacent properties in the form of noise, smoke, or odor.

Schaffer asks if there are questions from the Commission.

Hearing none, Schaffer calls petitioner forward.

Ethan Yoder (4175 New Vision Dive- Fort Wayne) introduces himself and states the architectural style will match the style of the existing building and neighborhood and he is not anticipating a large influx of traffic to the area since it will be a low traffic site.

Schaffer asks if there are additional questions from the Members.

Hearing none, Schaffer opens for public comments and states comments will be accepted, however the public hearing will take place at BZA.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass Recommendation to the BZA; Second by Davis. Motion carries.

Addressing

STAFF ANALYSIS

The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart.

Residential

1542 Evergreen Place
950 Jackson Blvd East #101, 102, 201,
202, 301, 302
960 Jackson Blvd East #101, 102, 201,
202, 301, 302
1203 Princeton Boulevard #1, 2
4020 Timberstone Dr
2001 Woodland Estates Dr
2020 Woodland Estates Dr

Single Family Residential
Portage Place Town Houses – unit numbers

Portage Place Town Houses – unit numbers

Existing House Split Into Two Units
Single Family Residential
Single Family Residential
Single Family Residential

Commercial

1815 County Road 6 East
3399 County Road 6 East
A Scarlett Maple Lane

New Driveway Operation
Existing Service Pedestal FKA 3401 County Road 6 East
New Maintenance Building – Maple Lane Apartments

Schaffer asks if there are questions from the Members.

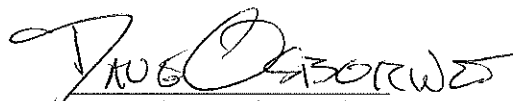
Hearing none, Schaffer calls for a motion.

Davis makes motion to approve; Second by Shoff. Voice vote carries.

ADJOURNMENT

Schaffer calls for a motion to adjourn meeting. Davis approves motion to adjourn and is seconded by Osborne. Meeting is adjourned and all are in favor.


Jeff Schaffer, President


Dave Osborne, Vice-President