

PLAN COMMISSION

-MINUTES-

Monday, April 5, 2021 - Commenced at 1:45 P.M. & adjourned at 2:56 P.M.

City Council Chambers – Municipal Building

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

MEMBERS PRESENT

Jeff Schaffer- Webex
Dave Osborne- In person
Brad Billings – In person
Ron Davis- In person
Mary Olson- Phone
Don Walter- Webex
Johnny Thomas- In person

MEMBERS ABSENT

Tom Shoff
Thomas Sweet

REPRESENTING THE PLANNING DEPARTMENT

Eric Trotter- In person
Ryan Smith- In person
Nathan Hooley- Webex

LEGAL DEPARTMENT

Randy Arndt, Deputy City Attorney- Webex

TECHNOLOGY STAFF

Jim Hines

RECORDING SECRETARY

Kayla Jewell

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

APPROVAL OF PROOFS OF PUBLICATION

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

OLD BUSINESS

None

NEW BUSINESS

CASE#21-Z-03 PETITIONER IS JEREMIAH MATTHEWS

PROPERTY IS LOCATED AT 1311 AND 1313 WEST HUBBARD AVENUE

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1311 and 1313 West Hubbard Avenue (vacant land) from R-3, Two-Family Dwelling District to R-2, One-Family Dwelling District.

STAFF ANALYSIS

The petitioner owns three lots on the 1300 block of West Hubbard Avenue in the Elliston Addition subdivision, which he wishes to develop with single family residences. The property at 1309 West Hubbard is zoned R-2 and has been issued construction permits. The properties at 1311 and 1313 West Hubbard, however, are zoned R-3. While single family dwelling structures are permitted in the R-3 district, the setback requirements are different. The petitioner wishes to build two additional residences with a similar footprint, and is requesting that the two parcels zoned R-3 be rezoned to R-2.

The rezoning would consolidate the two properties as part of a large R-2 area, ensuring that any development would be compatible with surrounding properties.

STAFF RECOMMENDATION

The Staff recommends approval of the rezoning request based on the following findings of fact:

1. The request is in keeping with the comprehensive plan, which calls for this property to be developed with low density residential uses.
2. Current conditions and the character of current structures and uses in each district will not be impacted because it will be compatible to adjacent properties also zoned R-2.
3. The R-2 District does allow for the most desirable uses for which the land can be adapted since the site is in a single family residential neighborhood otherwise zoned R-2.
4. The proposed rezoning will preserve the conservation of property values throughout the City because the land will be developed to current standards, be in active use, and be compatible with adjacent properties.
5. The rezoning of the property to R-2, One-Family Dwelling District is compatible with the surrounding properties and does reflect responsible growth and development.

Smith states there were 23 letters mailed, 0 returned.

Osborne asks if there are questions from the Commission.

Billings asks if all three addresses will remain the same and there will be a structure on each lot.

Smith replies, yes they will all be of a similar design.

Osborne asks if there are additional questions for Smith. Hearing none, he calls the petitioner forward.

Jeremiah Matthews introduces himself and states he plans to build three single family homes. Matthews states in the past, it was zoned as a R-3, however he would like to build the single family homes versus a duplex and change the zoning to a R-2. He believes it will improve the surrounding area with the additional money going into the city's taxes, municipalities, etc.

Osborne tells Matthews he commends him for going forth with single family homes instead of duplexes. He asks if there are additional questions from the Members.

Thomas asks Matthews if the homes are for sale and not for rent.

Matthews replies the homes will be for sale.

Osborne opens for public comments in favor or opposition of the petition.

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

Osborne calls for a motion.

Billings makes motion to approve with a Do-Pass Recommendation with the listed recommendations to the Common Council; Second by Davis. Motion carries.

- Osborne - Yes
- Billings - Yes
- Olson - Yes
- Walter- Yes
- Schaffer – Yes
- Thomas- Yes
- Davis- Yes

**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.

STAFF ANALYSIS

The petitioner is seeking to rezone the corner +/- 1.35-acre parcel from M-1, Limited Manufacturing District to B-2, Community Business District for the purpose of developing a Dollar General retail store.

After being annexed to the City in 2017, a petition was filed in 2018 to seek rezoning from PUD and R-1 (approved by the County Commissioners) to M-1 for a proposed large warehouse and manufacturing facility. The facility was never constructed.

In 2019, the entire undeveloped site (+/- 16 acres) had a proposal submitted to rezone for a PUD to allow for B uses along CR 6 and M uses at the rear of the site. The Planned Unit Development would allow for a higher level of review by the Plan Commission to ensure the development standards for the corridor were achieved. The 2019 proposal was again for a large manufacturing facility at the rear – farthest away from CR 6 and commercial uses north along the frontage adjacent to CR 6. However, those projects did not materialize due in part to the fact that sanitary sewer would need to be extended to the site and those costs were not able to be absorbed into the development proposal. Subsequently, the request for the Planned Unit Development was withdrawn.

In December 2020, a new petition was submitted to subdivide the site into two lots. One lot to develop a new use for the majority of the site for a driveaway company, and the lot referenced today. The driveaway company has passed technical review and is currently awaiting permitting. A rezoning petition was filed for the January Plan Commission meeting under 21-Z-01, which at the time received a unanimous do-not-pass recommendation from the Plan Commission, and was withdrawn before being heard by the Common Council.

The only portion of the site without an approved development plan is this 1.35-acre site. The request to change the zoning and develop a retail store is before this body again because the developer for the current manufacturing use is extending sewer to the site. The retail use would be able to then connect to the public service.

The retail developer has submitted plans again through the Technical Review process; comments were provided to the petitioner but as of the writing of this report, revisions have yet to be received. Façade, landscape, and an approved Stormwater Pollution Prevention Plan (SWPPP) are included in the outstanding items.

After hearing the public comments heard during the first rezoning application, the petitioner agreed to work with the city and adjacent neighborhood representatives to address some of their traffic concerns. After several meetings and revisions to the site plan, a driveway configuration that featured a left-turn-only egress, thereby directing exiting traffic to County Road 6, was generally agreed upon as the best solution to the traffic concerns. As far as staff knows, the neighborhood representatives spoke with many of their constituents and have endorsed the driveway and the project. The petitioner should be credited with their willingness to engage with the neighborhood and being flexible in their design.

Currently, permitted M uses are able to be developed on this lot. Contractors offices, professional offices, office uses related to manufacturing activities, service businesses that provide services to the manufacturing uses, equipment rental facilities are examples that are permitted by right that do not require a rezoning. These types of use are found more frequently along this portion of the CR 6 corridor, although it's worthy to note that the Elkhart County properties to the east are zoned PUD B-3; presumably they may be developed with B uses.

STAFF RECOMMENDATION

The Staff offers no recommendation for the rezoning.

CONDITIONS

If the Plan Commission chooses to approve this request, staff recommends the following conditions be placed upon the approval:

1. Any site development shall be approved through Technical Review prior to permitting.

Smith states there were 26 letters mailed, 1 returned not in favor with no comment.

Osborne asks if there are questions from the Commission.

Olson states her concerns are to remain the same and she believes this is the worst use of the existing corner. Olson continues on to say this area is an accident waiting to happen with the large units coming in and out. She ends her statement with, "We're not doing our job personally if we approve this."

Osborne asks Ryan if the store entrance and exit will be on Stryker.

Smith replies, yes that is correct. He goes on to say the driveway company first came to design and permitting. The engineer granted a curb cut, but with their curb cut on Stryker which is not far apart from one another, the driveway company would not approve another curb cut at that location on CR 6. It would only be approved on Stryker Street.

Osborne asks Smith for clarification.

Smith states the driveway has a curb cut on CR 6. Our engineering department would not approve a second access point on CR 6, therefore it would be forced to be on Stryker.

Osborne asks Smith if he knows how many feet from Stryker, is the driveway.

Smith states the consultant who is present, could probably answer that question.

Osborne states he will go ahead and ask at a later time.

Davis asks Smith, what was the main objection by not giving the Members the recommendation.

Smith replies, "The land use for the corridor doesn't seem to be more for business uses and there are other uses that are already allowed that would be compatible with the adjacent land uses."

Osborne asks if there are additional questions for Smith.

Hearing none, Osborne calls petitioner forward.

Tom Cowen (Zaremba Group) introduces himself and introduces the Civil Engineer, Whitney. Cowen begins by thanking Smith for working through some of the loose ends and issues they had encountered. He states for the last Plan Commission meeting; they came with a letter recommending denial. Since then, Cowen along with the help from Smith, has been setting up meetings with the homeowner association representatives from the surrounding area to discover why a Dollar General would not be wanted. Cowen goes on to say Stryker Street has no sidewalks and the neighborhood children do play on Stryker, therefore the neighborhood is concerned about the additional traffic Dollar General would generate. Cowen states he sympathizes and understands the concerns with the traffic and have ultimately eliminated the right turn out of Dollar General for safety reasons. He then says it is a big give for a retailer, however Dollar General understood why Cowen was asking them to move forward with the request. Cowen says it would be designed to make it extremely difficult, if not about impossible to turn right out of the Dollar General. He goes on to say there has been planning and discussion with the homeowner association which then was given to the home owners and asked for feedback on what was being proposed. Cowen states the feedback in which was received, was approval of the Dollar General being built and appreciated the planning behind eliminating the right turn all together. He then says they accept all of the Technical Review comments. Cowen states he believes they have now come up with an improved plan in hopes of Plan Commission's approval. He describes what the zoning code and building itself would look like and states it will be an architecturally pleasing building compared to a manufacturer that could potentially be built.

Whitney states the frontage along CR 6 is about 175 feet and their driveway is longer, which is an estimate of 200 feet from Stryker Street. She states Ryan White is online/phone in which he may have more details.

Ryan White interjects and states Whitney is correct.

Whitney states she would like to comment more on what permitted uses are allowed for M1; things like machine, truck, recycling center for tires, rifle range, truck storage and states a public hearing such as this meeting would not be required. Whitney states those possible outcomes could generate more traffic than Dollar General would. She would like to see it go from a M-1 to a B-1, for less intense uses.

Osborne asks Whitney how they will keep people from exiting right from Dollar General.

Whitney states they have added curving for its shape which will encourage people to learn the area.

Osborne asked if there will be signage as well.

Whitney replies yes, there will be signage.

Osborne asks if there are additional questions from the Members.

Schaffer states in previous meetings there was discussion of zoning commitments that could be added to the zoning application including enforcing the right turn, use of the building and property and it remains that this is a rezoning application only. Schaffer states the commitments that were stated have not been put on paper and will not carry the force of law. He then asks why the Members should consider this application without these commitments being made that the City Council can add to the zoning that would run with the land.

Cowen replies he would like see is what would work best for the city. He states, "I could probably come up with things, but if it's a driver for your approval and I understand what you're saying, I would really like to know what we need in the way of a commitment." He states Dollar General has a 15-year lease and then a five, five year renewals so their commitment is there and it is rare a Dollar General goes out of business. Cowen says there is a long term commitment and a large investment being made and he is in hopes that it is reflective of what is being proposed.

Schaffer replies, "If you're familiar with Indiana zoning law there is a provision where the legislative body can put these commitments in writing in a way that run with the land and those are usually proposed by the applicant. Again, I would just like to see that work done by the applicant to come with us with a list of commitments. Things as simple as we will put a sign that will ban right turns out of the property." Schaffer states there has to be a skeptical view until these commitments are put into writing to move forward. Schaffer states he still believes this is an incomplete application because it doesn't have the written zoning commitments proposed by the landowner and the applicant.

White asks how difficult it would be to add those commitments to this application and states he is sure Dollar General would be willing to commit to it in writing.

Schaffer responds to White that it is the applicant's responsibility to bring that sort of application.

Olson asks Osborne to ask the petitioner how far is the Dollar General on Bristol Street from the proposed site of Stryker Street. She states that it is not 3 miles from one another. Olson states she frequently visits Dollar Generals, but her concerns remain the same. She then says to Schaffer's point of being an issue with completion, there will be skepticism until it is done properly.

White asks if they would need to reapply the application again with the commitments and he was not aware this would be needed in order to move forward. White then asks Cowen if he can recall if they were asked to include the signs and verbiage in the application.

Cowen states from his understanding it was all included in what was previously submitted for Technical Review. He states the format is what seems to be the issue, which can be corrected.

Smith asks Randy Arndt if the petitioner would have the option of offering to amend their request on the floor and add the commitments or would their application need to be revised and table the case for the time being.

Arndt states he would like the petitioner to revise the application, add the commitments and table until the next meeting.

Osborne asks if there's another option as this would need to move forward to Common Council. He asks if it can be sent to the Council with no recommendation and the stipulation that the petitioner bring the newly revised application which would give the petitioner two weeks to finalize and get everything in writing to bring to Common Council.

Arndt states that what is been applied for is what's being passed and it does not have conditions. He then says, if Plan Commission were to pass it to Council without any conditions, it would not make sense to him.

Osborne then states to the petitioner that the preference is to delay another month and bring the information needed as far as the commitments that go along with zoning.

Cowen agrees and states to table the case.

Smith asks Schaffer for what specific commitments he is looking for.

Schaffer states the water and sewer to be in writing and the commitment document has a photo of the driveway in it, the signage, a specific use to limit to a retail store (square feet). He states his concern again, is this going to B-3 is the other B-3 uses.

Osborne asks if there are any additional Members who have any comments or questions.

Walter states he is concerned with Olson's previous statement in regards to an accident waiting to happen, but is also taken back by the positive recommendations from staff. He then states he is concerned on the intensity of traffic coming in and out of that area.

Billings tells the petitioner that he is impressed with the dedication and work they have put forth into coming back to present a new application. He states he is worried if this case is tabled for additional month, it will continue to be delayed.

Smith states he would refer this to the legal department in which they prefer it to be tabled and have a revised application with the commitments included.

Osborne calls for a motion.

Billings makes motion to table until May 3, 2021; Second by Davis. Motion carries.

Osborne - Yes

Billings - Yes

Olson - Yes

Walter- Yes

Schaffer – Yes

Thomas- Yes

Davis- Yes

**21-PUDA-01 PETITIONER IS NORTH POINTE MANAGEMENT, LLC
PROPERTY IS LOCATED AT 3219 NORTHVIEW DR.**

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Alt's Trail/G.L. Yoder Planned Unit Development (part of Northpointe Plaza) ordinances approved by the Elkhart County Commissioners numbered 82-02 and 88-59 to allow for a distillery and tasting room. The PUD is developed to the B-3 standards and allows only for retail sales; distilleries are not found in the official list of uses. This amendment applies only to the parcel described in the legal description.

STAFF ANALYSIS

The petitioner(s) are seeking to add a distillery with tasting room and retail sales in an existing strip mall in the large North Pointe development. The establishing ordinance restricts the uses in this development to B-3 uses in general and retail sales specifically. At the time that the establishing ordinances were passed, alcohol distilleries were generally conceived of as manufacturing entities. Since that time, breweries and distilleries with tap rooms, tours, and sales have become increasingly common nationwide in commercial areas, and are generally viewed as being compatible with restaurants and retail outlets commonly found in these areas. The operation proposed at this location is relatively small, being limited by the amount of space available. The petitioner proposes to keep three tanks – an 80 gallon still, a 40 gallon still, and a 100 gallon mash cooker. Tours and tastings would be available by appointment and retail sales would be offered to participants in the tasting events.

STAFF RECOMMENDATION

The Staff recommends approval of the major amendment to the Planned Unit Development based on the following findings of fact:

- 1) The Comprehensive Plan calls for this area to be developed with mixed uses. The proposed use is compatible with commercially mixed uses.
- 2) The proposed uses should not impact the other permitted uses approved for this PUD. The proposed use should not negatively impact surrounding properties. The site has adequate parking.
- 3) The proposed uses are compatible with other activity already permitted by the planned unit development – retail sales.

Smith states there were 8 letters mailed, 0 returned.

Osborne asks if there are questions from the Commission.

Hearing none, Osborne calls petitioner forward.

Carrie Ford (15600 Cedar Cove Ct. Granger, IN) introduces herself and states she is working to open the first female own whiskey distillery in the state of Indiana and first distillery in Elkhart. Ford says she believes this will attract customers for local shopping and dining and will be a great addition for both the city and the county.

Osborne asks if there are any questions from the Members.

Hearing none, Osborne opens for public comments in favor or opposition of the petition.

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

Osborne calls for a motion.

Billings makes motion to approve with a Do-Pass to the Common Council with the listed recommendations; Second by Thomas. Motion carries.

Osborne - Yes
Billings - Yes
Olson - Yes
Walter- Yes
Schaffer – Yes
Thomas- Yes
Davis- Yes

**21-X-06 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1201 S NAPPANEE STREET**

A Special Exception in a, R-1, One-Family Dwelling District, to allow for the expansion of a Municipal Utility.

STAFF ANALYSIS

The Elkhart Waste Water Treatment Plant is proposing several site improvements. They are looking to construct a new two-story Central Operations Building, a new Tunnel Exit Building, 2 additions to an existing Collection and Distribution Garage, and several ancillary structures.

The City of Elkhart is implementing this application to comply with the November 2011 Consent Decree that was entered into with the United States Environmental Protection Agency and the United States Department of Justice. These improvements will allow an increase in hydraulic capacity at the site to 60 million gallons per day.

STAFF RECOMMENDATION

Staff recommends approval of the request 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 as the facility will be built to exceed local fire and building code requirements;
2. The Special Exception will not reduce the values of other properties in its immediate vicinity because the improvements will not change the overall appearance or use of the property;
2. 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.

Hooley states there were 43 letters mailed, 1 returned in favor with no comments.

Osborne asks if there are questions from the Commission.

Olson asks Hooley if this is part of the larger combined sewer the commitments the city has made in conjunction with federal regulations.

Hooley replies he believes so, but the asks to direct the question to the petitioner.

Jeremy Roschyk (engineer with Dunahu Associates) replies yes that is correct to Olson's question.

Osborne calls petitioner forward.

Roschyk states this is phase two and the final phase of the waste water treatment plant capacity expansion project which is part of the long term control plan. He then says the treatment system will allow the treatment plant to expand from 40 million gallons/day

capacity to 60 million/day capacity along with two new buildings as well as two additions to the existing garage that is behind the main administrative building.

Osborne asks if there are additional questions for Jeremy.

Hearing none, Osborne calls for a motion.

Olson makes motion to approve with a Do-Pass Recommendation to the Board of Zoning Appeals Second by Davis. Motion carries.

Osborne - Yes
Billings - Yes
Olson - Yes
Walter- Yes
Schaffer – Yes
Thomas- Yes
Davis- Yes

**21-X-07 PETITIONER IS IGLESIA DE JESUCRISTO PALABRA MIEL
PROPERTY IS LOCATED AT 3030 W OLD US 20**

A Special Exception in a, B-1, Neighborhood Business District, to allow for a Church

STAFF ANALYSIS

The petitioner is requesting to use an existing commercial building as a church. The property currently has existing parking and the petitioner is not proposing any changes to the property other than refacing existing signage.

STAFF RECOMMENDATION

Staff recommends approval of the request 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 improvements will not change the overall appearance of the property;
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.

Hooley states there were 38 letters mailed, 1 returned in favor with no comments, 2 not in favor with comments regarding proximity and property values.

Osborne asks if there are questions from the Commission.

Hearing none, Osborne calls the petitioner forward.

Samuel Oviedo Espino (24336 Belmar Drive) introduces himself and states they plan to use the building for church services which he states the neighbors have welcomed the idea.

Osborne asks if there are questions for the petitioner.

Billings asks how much of the building they plan to use.

Espino replies they plan to use 6,000-7,000 sq. ft. of the building space.

Osborne asks for additional questions for the petitioner.

Hearing none, Osborne calls for a motion.

Olson makes motion to approve with a Do-Pass Recommendation to the Board of Zoning Appeals Second by Davis. Motion carries.

Osborne - Yes
Billings - Yes
Olson - Yes
Walter- Yes
Schaffer – Yes
Thomas- Yes
Davis- Yes

21-ANX-01 PETITIONER IS EMERALD CHASE LAND DEVELOPMENT, LLC CONWAY HERSHBERGER, MEMBER

PROPERTY IS LOCATED AT JEANWOOD DRIVE AND CR 106 (HENKE STREET)

As prescribed by Section 29.11.B, a request to annex land south of CR 106 (Henke Street) and east of Jeanwood Drive, the undeveloped section of Manor Estates, land containing approximately 32.754 acres. To also rezone the land contained within petition to R-1, One Family Dwelling District.

STAFF ANALYSIS

This staff report is being prepared for annexation 21-ANX-01 to annex land generally at the intersection of Jeanwood Drive and CR 106 (Henke Street), Elkhart, Indiana 46514, Osolo Township.

The land in the petition is the undeveloped portion of the Manor Estates subdivision. The first phase of the development is well established and is not part of the petition and will remain in Elkhart County. That phase of the development has water as part of a sewer service agreement with the original developer.

The current petitioner is seeking annexation in order to develop the remaining land contained within the Manor Estates subdivision. The land will need to be subdivided in the City as the original approval expired in Elkhart County. It is anticipated the layout will not change and will contain approximately 77 additional single family lots for development. There is another 16 unplatted lots already within the City and not a part of this petition, which brings the total potential number of lots for development to 93. This development will add to the housing units for the City and begin to address the housing deficit that was highlighted in the Zimmerman Volk study.

The property is currently zoned in Elkhart County as DPUD, Detailed Planned Unit Development. Part of this request is to also rezone the property in the request to R-1, One Family Dwelling District. The current use is vacant. The need for the annexation is to allow the petitioner to connect to the City's water and sewer. This annexation is advantageous to the City as it will eventually bring an additional 93 single family dwellings built within the City.

The annexation request is voluntary. The property meets the contiguity requirement in order to file a petition to seek annexation. The size of the area to be annexed is approximately 32.754 acres. The territory to be annexed is approximately 50.23% contiguous to the current City limits, being contiguous on part of the western and eastern boundary and the entire southern boundary. The contiguity requirement stated in the Indiana Code is 12.5%.

STAFF RECOMMENDATION

Staff recommends approval of the annexation as described in the Legal Description contained in the Petition based on the fact that it meets all applicable requirements of IC 36-4-3, and on the following findings of fact:

1. The area to be annexed meets all applicable requirements of IC 36-4-3;
2. The Comprehensive Plan map has not been approved for this area; it is anticipated that the revised map will designate its future land use as residential.
3. The current conditions and the character of current structures under construction and future structures is consistent and the City will be enhanced by the annexation;
4. The annexation is in accordance with the most desirable use;
5. The annexation will conserve property values throughout the jurisdiction; and

6. The annexation represents responsible growth and development of the City of Elkhart.

Osborne asks if there are questions from the Commission.

Hearing none, Osborne calls petitioner forward.

Crystal Welsh (1009 South Ninth St) introduces herself and states she is representing Emerald Chase Lane Development and begins by thanking the staff for helping with the preliminary review of this plan. Welsh states they believe it is a great idea to annex this land into the city, to take advantage of not only living in Elkhart City, but also the public utilities. Welsh then says, "We all know that septic and well development is not feasible in a lot of places in Elkhart County and not advisable in other places." She says that by using the city's public utilities this will help to protect the ground water and potential issues. Welsh believes this residential development is something everyone would like to see in the community. Welsh then states there are 16 unplatted lots that came in as part of an annexation in the past, but this would include 77 additional making a total of 93 new single family homes within the city. Welsh says once the annexation would be approved, it would be moved into Technical Review where all of the additional work such as roads, connections, etc. would take place.

Osborne asks if there are questions from the Members.

Olson states this is a much needed asset for the City.

Christopher Herb (1849 West Lincoln Ave) comes up to the mic and introduces himself and states he has owned the parcel for quite some time (off-mic, inaudible). Herb states he does not have additional information to add to Welsh's statement other than the timing and location is great for a new home development in the city.

Osborne asks if there are questions from the Members.

Billings asks Herb if there are plans to create a green space or playground area.

Herb replies no, however there will be enough space on the lots for individuals to add their own playhouses.

Billings asks if it plans to have sidewalks.

Herb replies yes, there will be sidewalks.

Osborne asks if there are additional questions from the Members.

Hearing none, Osborne calls for a motion.

Davis makes motion to approve with a Do-Pass Recommendation to Common Council; Second by Olson. Motion carries.

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

STAFF ITEMS

SI CASE#21-SI-04

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
146 State Street, Apt. 1 & 2
1119 Violet Road

New apartment numbers in existing building
New single family residence

Commercial
2650 Aeroplex Drive
344 Elkhart Avenue
1299 Indiana Avenue East
399 Lexington Avenue East
1115 Parkway Avenue
2750 Toledo Road

New maintenance building at Dayton Freight terminal
Existing INOVA CU building
Electrical service on bridge
New service pedestal
New spec office building

STAFF RECOMMENDATION

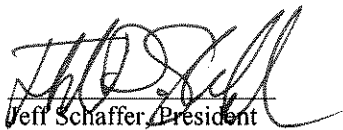
Staff recommends that the Plan Commission assign the proposed addresses based on staff recommendation.

Schaffer calls for a motion.

Davis makes motion to approve; Second by Thomas. Motion carries.

ADJOURNMENT

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


Jeff Schaffer, President


Dave Osborne, Vice-President