

AGENDA
CITY OF ELKHART PLAN COMMISSION
TUESDAY, SEPTEMBER 8, 2026 AT 1:45 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

This meeting can also be accessed electronically via Teams.

To join, go <https://teams.microsoft.com/meet/241873474263866?p=BYFw7W1HlkNgcXXoE2>, enter

241 873 474 263 866 as the meeting number and “**XJ3BC9W4**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to Carla.Lipsey@cityofelkhartin.gov prior to the meeting.

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

26-Z-01 PETITIONER IS HMS ELKHART LLC

PROPERTY IS LOCATED AT Part of 20-06-07-431-013.000-012; 1800 Fourteenth Street

Per Section 29.11.B, Map Amendments, a request to rezone Part of 20-06-07-431-013.000-012; 1800 Fourteenth Street) from M-2, General Manufacturing District to R-2, One-Family Dwelling District.

26-ANX-03 PETITIONER IS Lighthouse Vineyard Church, Inc.

PROPERTY IS LOCATED AT 3300 Benham Avenue

As prescribed by Section 29.11.B, a request to annex 3300 Benham Avenue, land containing 3.9 acres.
Parcel number - 20-06-20-226-001

26-Z-03 PETITIONER IS 5211 Middlebury Street-Elkhart LLC and Shah Land Development LLC.

PROPERTY IS LOCATED AT 5211 Middlebury Street and 1133 County Road 17

Per Section 29.11.B, Map Amendments, a request to rezone 5211 Middlebury Street and 1133 County Road 17 and – parcels- 20-06-12-226-001.000-011, 20-06-12-276-001.000-011, from PUD, Planned Unit Development District and R-1, One-Family Dwelling District to B-3, Service Business District and M-1, Limited Manufacturing District.

26-SUB-06 PETITIONER IS 5211 Middlebury Street-Elkhart LLC and Shah Land Development LLC.

PROPERTY IS LOCATED AT 5211 Middlebury Street and 1133 County Road 17

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 6-lot, +/- 65.73 acre major subdivision, to be known as Bluegrass Crossing a part of the Northeast Quarter of Section 12, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

5. **STAFF ITEMS**

26-SI-08

Approval of proposed addresses for the City of Elkhart.

6. **ADJOURNMENT**

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

PLAN COMMISSION MEMBERS

<u>Name</u>	<u>Term</u>	<u>Appointed By</u>
Jeff Schaffer, President	August 4, 2025- December 31, 2029	City Civil Engineer
Aaron Mishler, Vice President	February 7, 2022 – December 31, 2026	City Council
Dave Osborne	January 1, 2023 – December 31, 2026	Mayor
Andy Jones	September 16, 2025- December 31, 2026	Board of Works
Diana Lawson, Secretary	March 6, 2023 – December 31, 2027	Mayor
Dan Boecher	January 2, 2024 – December 31, 2027	Mayor
Bil Murray	October 15, 2025- December 31, 2026	Park Board
Rochali Newbill	February 5, 2024 – December 31, 2027	Mayor

