

**AGENDA**  
**CITY OF ELKHART PLAN COMMISSION**  
**MONDAY, APRIL 6, 2026 AT 1:45 P.M.**  
**COUNCIL CHAMBERS – MUNICIPAL BUILDING**

This meeting can also be accessed via WebEx. To join, go to <https://signin.webex.com/join>, enter **2304 388 2515** as the meeting number and “**Plan2026**” 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 [Carla.Lipsey@cityofelkhartin.gov](mailto:Carla.Lipsey@cityofelkhartin.gov) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES, March 2, 2026**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **NEW BUSINESS**

**26-FSP-01 PETITIONER IS All Secure Storage-County Road 17, LLC**  
**PROPERTY IS LOCATED AT 1185 Fremont Court**

As required by Section 20.7, seeking approval for a Final Site Plan for a new 24,900 square foot storage building at 1185 Fremont Court.

**26-SUB-03 PETITIONER IS Missionary Church, North Central Region, Inc., and Habitat for Humanity of Elkhart County**  
**PROPERTY IS LOCATED AT 1135 E Hively Avenue and VL E Hively Avenue**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853 acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana

**26-X-01 PETITIONER IS City of Elkhart, Board of Public Works and Ermine Meadows, Inc.**  
**PROPERTY IS LOCATED AT 626 West Cleveland Avenue**

Per Section 5.3, Special Exception Uses, (4.3.O) Parks and Playgrounds, to allow for the establishment and expansion of a new park and playground.

**STAFF ITEMS**

**26-SI-04**

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

<b><u>Name</u></b>	<b><u>Term</u></b>	<b><u>Appointed By</u></b>
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

**PLAN COMMISSION**

**-MINUTES-**

**Monday, March 2, 2026 - Commenced at 1:45 P.M. & adjourned at 1:58 P.M.  
City Council Chambers – Municipal Building**

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

**MEMBERS PRESENT**

Andy Jones  
Rochali Newbill  
Dan Boecher  
Dave Osborne  
Bil Murray  
Aaron Mishler  
Jeff Schaffer

**MEMBERS ABSENT**

Diana Lawson

**REPRESENTING THE PLANNING DEPARTMENT**

Eric Trotter, Assistant Director for Planning  
Kyle Anthony-Petter- Planner II

**LEGAL DEPARTMENT**

Maggie Marnocha, Corporation Counsel

**TECHNOLOGY STAFF**

**RECORDING SECRETARY**

Carla Lipsey

**APPROVAL OF AMENDED AGENDA**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion to approve by Mishler; Second by Newbill. Voice vote carries.

**APPROVAL OF PROOFS OF PUBLICATION**

Motion to approve by Jones; Second by Mishler. Voice vote carries.

**NEW BUSINESS**

**26-SUB-01 PETITIONER IS RC HOLDINGS, LLC**

**PROPERTY IS LOCATED AT 2900 & 2912 DEXTER DRIVE**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a replat of a subdivision to be known as 'RC Holdings Replat,' a replatted two-lot subdivision; a part of the Southwest Quarter of Section 19, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

To also permit an ingress-egress parking and access easement as depicted on the plat. Also, a fifteen (15) foot drainage easement on Lot 1A for the benefit of Lot 1B.

## **STAFF ANALYSIS**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a replat of a subdivision to be known as 'RC Holdings Replat,' a replatted two-lot subdivision; a part of the Southwest Quarter of Section 19, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana. To also permit an ingress-egress parking and access easement as depicted on the plat. Also, a fifteen (15) foot drainage easement on Lot 1A for the benefit of Lot 1B.

The property contained within this request is located in an older industrial subdivision on the north side of the city. The parcels had been previously owned by one company so the issues highlighted in the request before this body today were not relevant. The need for the replat and new easement is because there are new owners and different businesses in each building. The project has been submitted for Technical Review as there is another building proposed on the future Lot 1B.

The first part of the request is preliminary approval of the replatted lots in the Elk Air Industrial Park Subdivision and Wagner's Replat of Lot 4 and 5. The replat will adjust the lot line between Lots 1 and 3 by approximately 26 feet to the north. This action will create new Lots 1A and 1B – as depicted on the graphic included in your packet.

The second part of the request will establish an ingress-egress parking easement. This easement is intended to address several site-specific conditions. First it will permit employees and customers for either parcel the ability to drive and park within the easement area. Second, it will allow semi-trucks access to the common drive and truck docks that front the easement area for both buildings.

Also, to approve a fifteen (15) foot drainage easement across Lot 1A for the benefit of Lot 1B. There is a common retention area on the north end of Lot 1A.

## **STAFF RECOMMENDATION**

Per IC 36-7-4-702, a plan commission must consider when determining whether to grant primary/preliminary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary/preliminary approval under the standards prescribed by the subdivision control ordinance.

Under the 700 Series of the Indiana Code Statutes, the review of primary/preliminary plats are ministerial and if the proposed preliminary/primary plat has adhered to all of the requirements prescribed by the subdivision control ordinance, the plan commission must grant approval, thereby,

The City of Elkhart Planning Staff has reviewed the subject petition and recommends **approval** of Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a replat of a subdivision to be known as 'RC Holdings Replat,' a replatted two-lot subdivision; a part of the Southwest Quarter of Section 19, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana:

And, to also permit an ingress-egress parking and access easement as depicted on the plat. Also, a fifteen (15) foot drainage easement on Lot 1A for the benefit of Lot 1B, based on the following findings of fact:

1. The replatted lots will not be impacted by either of the easements found in the request;
2. The proposed request results in no increase in the number of lots. The creation of an ingress-egress access easement, as defined by the Zoning and Subdivision Ordinance, allows for the use of parking and truck turning movements for the existing truck docks.
3. The proposed replat and proposed access easement 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. 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.

Trotter states there were 7 letters mailed, 0 returned

Schaffer asks if there are questions from the Commission.

Schaffer calls the petitioner forward.

Chris Marbach, representing the petitioner, is from 2810 Dexter Drive.

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

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Jones makes a motion to approve with a Do-Pass Recommendation with conditions listed; Seconded by Mishler. Motion carries.

Osborne- Yes  
Boecher-Yes  
Newbill-Yes  
Jones-Yes  
Murray-Yes  
Mishler-Yes  
Schaffer-Yes

#### **NEW BUSINESS**

**26-SI-03 PETITIONER IS City of Elkhart**

**PROPERTY IS LOCATED AT City of Elkhart**

Approval of proposed addresses for the City of Elkhart.

#### **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**

3400 Greenleaf Boulevard New Single-Family Dwelling 20-02-35-351-014.000-027

3406 Greenleaf Boulevard New Single-Family Dwelling 20-02-35-352-041.000-027

3410 Greenleaf Boulevard New Single-Family Dwelling 20-02-35-352-042.000-027

3414 Greenleaf Boulevard New Single-Family Dwelling 20-02-35-352-043.000-027

3418 Greenleaf Boulevard New Single-Family Dwelling 20-02-35-352-036.000-027

222 Middlebury Street Unit 101-304 Apartment Building 20-06-05-484-018.000-012

1620 South 9th Street New Single-Family Dwelling 20-06-08-329-013.000-012

1425 West Indiana Avenue New Single-Family Dwelling 20-06-07-426-005.000-012

**Residential Subdivision**

1499 East Lake Drive West New Service in Easement 20-02-34-253-027.000-027

**Commercial**

318 Enchanted Gardens Lane Readdress from 319 County Road 17

301 Enchanted Gardens Lane New Commercial Building

125 North Main Street, Unit 200-204 Readdressing Existing Building

300 West High Street, Unit 200, 300 Adding two Residential Units

**Industrial**

1100 Mishawaka Street New Industrial Building

Schaffer asks if there are questions from the Commission.

Newbill mentioned that one address I didn't hear clearly in the commercial was 319, but I have 315 noted on my sheet.

Schaffer mentions that 318 Enchanted Garden Lane was previously known as 315 County Road 17. A few months ago, the mayor used his authority to rename Patterson Court as Enchanted Garden Lane. Linton is in the process of changing their building's address to reflect this new designation, and the Board of Public Works approved this readdressing several months ago. We are now working to catch up on that.

Schaffer calls for a motion.

Mishler makes a motion to approve with a Do-Pass Recommendation; Seconded by Newbill. Motion carries.

Trotter mentioned that the plan commission make-up session will be on March 5th at 10 AM. This Thursday, we are down to just two members.

**ADJOURNMENT**

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

\_\_\_\_\_  
Jeff Schaffer, President

\_\_\_\_\_  
Aaron Mishler, Vice-President

## LEGAL NOTICE #26-FSP-01

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### Details for LEGAL NOTICE #26-FSP-01

14 hrs ago

#### **LEGAL NOTICE #26-FSP-01**

Hearing on proposed Final Site Plan **#26-FSP-01**

NOTICE is hereby given that the City of Elkhart Plan Commission will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana, on **MONDAY, APRIL 6, 2026, at 1:45 P.M.** concerning the following request:

A public hearing will be conducted on Final Site Plan – 26-FSP-01.

**Petitioner:** All Secure Storage – County Road 17, LLC

**Request:** As required by Section 20.7, seeking approval for a Final Site Plan for a new 24,900 square foot storage building at 1185 Fremont Court.

**Location:** 1185 Fremont Court

**Zoning:** PUD, Planned Unit Development – M-1 Standards

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

<https://signin.webex.com/join>, enter **2304 388 2515** as the meeting number and **“Plan2026”** as the

**LEGAL DESCRIPTION:**

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 AS THE SAID LOT IS KNOWN AND DESIGNATED IN THE RECORDED PLAT OF DEVELOPMENT PLAN FOR EASTLAND INDUSTRIAL PARK-PHASE IV-PART "B" RECORDED IN PLAT BOOK 27, PAGE 100 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE NORTH 89 DEGREES 34 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 469.39 FEET TO THE NORTHERN MOST EAST CORNER OF SAID LOT 8 SAID POINT ALSO BEING THE WEST LINE OF FREMONT COURT; THENCE ALONG A CURVE ALONG THE NORTHEAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID FREMONT COURT TO THE LEFT HAVING A RADIUS OF 76.00 FEET, AND AN ARC LENGTH OF 57.56 FEET, AND A LONG CHORD OF SOUTH 25 DEGREES 20 MINUTES 09 SECONDS EAST, 56.19 FEET TO AN IRON PIPE CAPPED "MARBACH FIRM 13"; THENCE SOUTH 42 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 39.56 FEET TO AN IRON PIPE CAPPED "MARBACH FIRM 13"; THENCE SOUTH 00 DEGREES 09 MINUTES 47 SECONDS EAST A DISTANCE OF 207.74 FEET TO AN IRON PIPE CAPPED "MARBACH FIRM 13" THENCE NORTH 89 DEGREES 35 MINUTES 51 SECONDS WEST A DISTANCE OF 465.56 FEET TO AN IRON PIPE CAPPED "MARBACH FIRM 13" ON THE WEST LINE OF SAID LOT 8; THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 280.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Arguments for and against the granting of the above-designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing. Written objections to this petition which are filed with the Secretary of the Commission, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 13th day of March 2026, by the City of Elkhart, Plan Commission.

## LEGAL NOTICE #26-SUB-03

 Save

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### Details for LEGAL NOTICE #26-SUB-03

14 hrs ago

#### **LEGAL NOTICE #26-SUB-03**

Hearing on proposed Subdivision **#26-SUB-03**

NOTICE is hereby given that the City of Elkhart Plan Commission will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana, on

**Monday, April 6, 2026, at 1:45 P.M.** concerning the following request:

A public hearing will be conducted on Subdivision **#26-SUB-03**.

**Petitioner:** Missionary Church, North Central Region, Inc. and  
Habitat for Humanity of Elkhart County

**Request:** Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853-acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

**Location:** 1135 E Hively Avenue and VL E Hively Avenue

**Zoning:** R-2, One Family Dwelling District

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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 [carla.lipsey@cityofelkhartin.gov](mailto:carla.lipsey@cityofelkhartin.gov) prior to the meeting.

**LEGAL DESCRIPTION:**

LOT NUMBERED 1 IN ZION MISSIONARY CHURCH MINOR SUBDIVISION, PER PLAT THEREOF RECORDED OCTOBER 29, 2024, IN PLAT BOOK 44, PAGE 28 AS INSTRUMENT NO. 2024-17958

IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY,  
INDIANA

Arguments for and against the granting of the above-designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing. Written objections to this petition which are filed with the Secretary of the Commission, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 13th day of March 2026, by the City of Elkhart, Plan Commission.



City of Elkhart

# Staff Report

Planning & Zoning

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<b><u>Petition:</u></b>	26-FSP-01
<b><u>Petition Type:</u></b>	Final Site Plan
<b><u>Date:</u></b>	April 6, 2026
<b><u>Petitioner:</u></b>	All Secure Storage – County Road 17, LLC
<b><u>Site Location:</u></b>	1185 Fremont Court
<b><u>Request:</u></b>	As required by Section 20.7, seeking approval for a Final Site Plan for a new 24,900 square foot storage building at 1185 Fremont Court.
<b><u>Existing Zoning:</u></b>	PUD – Planned Unit Development– M-1 Standards
<b><u>Size:</u></b>	+/- 10.27 Acres
<b><u>Thoroughfares:</u></b>	Fremont Court
<b><u>School District:</u></b>	Concord Community Schools
<b><u>Utilities:</u></b>	Available and provided to the site.

## **Surrounding Land Use & Zoning:**

The properties to the north and east are industrial and commercial zoned PUD Planned Unit Development. To the west are residential properties outside the city limits. To the south is an off ramp for County Road 17 accessing Old US 20 and is commercial zoned PUD.

## **Applicable Sections of the Zoning Ordinance:**

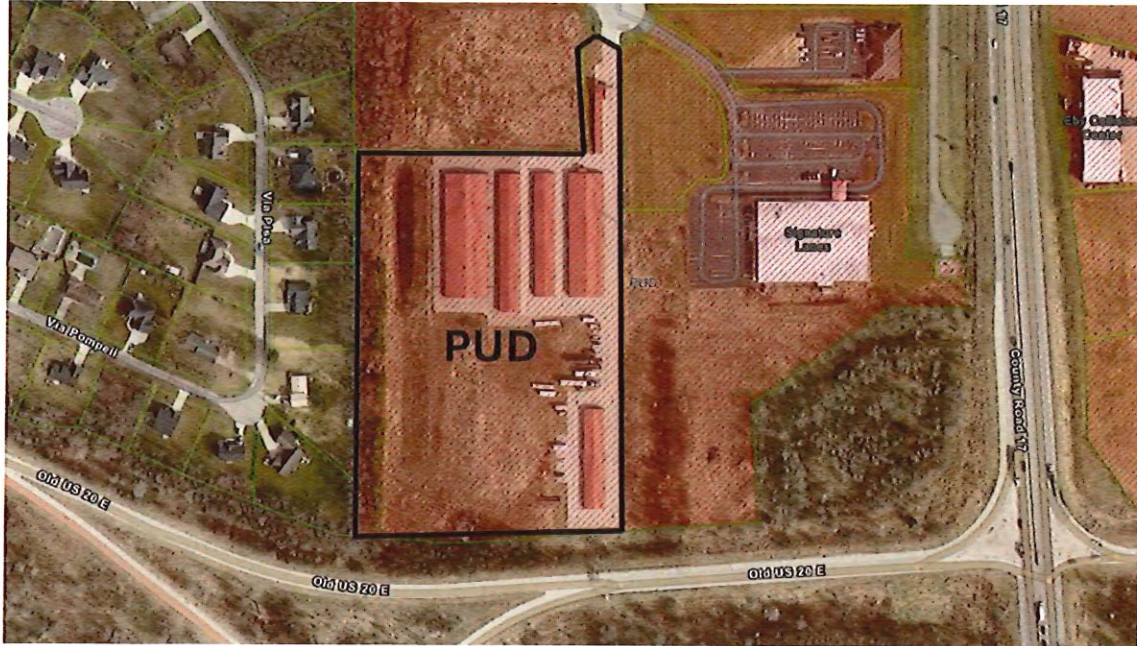
Section 20.7.B – Final Site Plan

## **Comprehensive Plan:**

The Comprehensive Plan does not take this property into account but is anticipated to call for the land to be developed with mixed or commercial uses.

**Plan Commission Action:**

Approval or denial of request – with or without any additional conditions.



## Staff Analysis

The petitioner is requesting Final Site Plan Approval for a new storage building at the end of the Fremont Court. The 24,900 square foot building will be placed at the southwest corner of the site. Currently there are five (5) existing buildings – making the building from the current request – number six (6).

The site plan has been approved through Tech Review with only minor elements to be addressed prior to permitting. The petitioner’s agent has addressed comments raised by staff during the review process.

There is a 100-foot Electric Transmission Easement on the southeast corner of the property. The stormwater retention area is existing as it was constructed in an earlier phase of the development project. The buffer to the west will remain unchanged.

The site is accessed from Fremont Court by way of the signalized intersection of Verdant Drive and County Road 17. The development is located at the northwest corner of CR 17 and the US 20 Bypass.

# Recommendation

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The Staff recommends **approval** of the final site plan based on the following findings of fact

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community as the new storage building will be constructed as per all applicable building codes;
2. The proposed use is permitted within the underlying zoning of the Planned Unit Development;
3. The project has passed the City's Technical Review process;
4. The use conforms to the Comprehensive Plan which is anticipated to call for commercial and industrial uses;
5. The proposed use should not be detrimental to the property values of adjacent properties.

# Conditions

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None

# Photos

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# Attachments

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Petition, appeal letter, site plan.

PETITION #: 26-FSP-01

FILING FEE: \$ 400.00

### PETITION to the PLAN COMMISSION

**PETITION TYPE: FINAL SITE PLAN**

ALL SECURE STORAGE - COUNTY ROAD 17 LLC

Property Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Contact Person: Crystal M. Welsh, Abonmarche Consultants, inc.

Mailing Address: 303 River Race Drive, Goshen, IN 46526

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Subject Property Address: 1185 FREMONT CT, ELKHART IN 46514

Zoning: PUD-M1

Present Use: MINI-STORAGE Proposed Use: MINI-STORAGE

Technical Review Case Number: \_\_\_\_\_

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): TODD VELOMAN - OWNER

SIGNATURE(S):  DATE: 2-17-16

**STAFF USE ONLY:**

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- A completed Petition form signed by the legal owner of record (or approved representative).
- If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- A full and accurate legal description of the property.
- One to scale drawing of the property, measuring 11" x 17" or smaller. If larger than 11" x 17", 12 copies must be submitted.
- One copy of the Appeal Letter signed in ink by the owner (or representative) of the property.
- Any other information listed in the Instructions and Filing Procedure for this type of Petition.
- Technical Review Confirmation.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

February 13, 2026

Eric Trotter, Assistant Director of Planning & Zoning  
City of Elkhart  
229 South Second Street  
Elkhart, IN 46516

**RE: FINAL SITE PLAN APPROVAL FOR ALL SECURE STORAGE - COUNTY ROAD 17 LLC**

To Whom It May Concern:

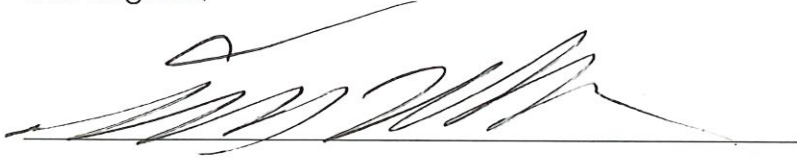
This letter is to verify that ALL SECURE STORAGE - COUNTY ROAD 17 LLC is the owner of parcel 20-06-12-476-007.000-011. I authorize Abonmarche Consultants to prepare and submit the application for final site plan approval and to provide representation at meetings and hearings relating to the request.

The intent of the project is to expand the existing storage facility. The proposed project will:

1. be in accordance with the Comprehensive Plan as the current property is already used for the storage facility and this project is adding one additional building.
2. allow for and encourage innovations in land development and redevelopment as this building will utilize the vacant section of the existing storage facility.
3. foster the safe, efficient, and economic use of the land, transportation, public facilities, and services as it is an expansion of an existing business and storage facility.
4. facilitate the provision of adequate public services such as transportation, water, sewer, storm, drainage, electricity, and public parks as this is an expansion of an existing storage facility.
5. avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage as the site plan provides for stormwater management.
6. encourage patterns of land use which decrease trip length of automobile travel and encourage trip consolidation as the site is already a storage facility and the proposed building will provide additional storage unit capacity.
7. minimize adverse environmental impacts of development by providing for adequate stormwater management.
8. improve the design, quality, and character of new development by meeting all of the City of Elkhart development standards.
9. foster a more rational pattern of relationship between residential, business, and industrial uses as the project is an expansion of an already approved storage facility.
10. protect existing neighborhoods from harmful encroachment by intrusive or disruptive development as the project is expanding the existing use.

Thank you for your time and assistance with this matter.

Best Regards,

A handwritten signature in black ink, appearing to read 'Todd W Veldman', written over a horizontal line.

Date: 2-17-76

Todd W Veldman  
ALL SECURE STORAGE - COUNTY ROAD 17 LLC





City of Elkhart

# Staff Report

Planning & Zoning

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<b><u>Petition:</u></b>	26-SUB-03
<b><u>Petition Type:</u></b>	Subdivision
<b><u>Date:</u></b>	April 6, 2026
<b><u>Petitioner:</u></b>	Missionary Church, North Central Region, Inc. and Habitat for Humanity of Elkhart County
<b><u>Site Location:</u></b>	1135 E Hively Avenue and VL E Hively Avenue
<b><u>Request:</u></b>	Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853 acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.
<b><u>Existing Zoning:</u></b>	R-2, One Family Dwelling District
<b><u>Size:</u></b>	+/- 8.853 Acres
<b><u>Thoroughfares:</u></b>	E. Hively Avenue
<b><u>School District:</u></b>	Elkhart Community Schools
<b><u>Utilities:</u></b>	Available and provided to site.
<b><u>Plan Commission Action:</u></b>	Approval or disapproval with conditions; Final Plat submitted to Plat Committee for final approval.

**Surrounding Land Use & Zoning:**

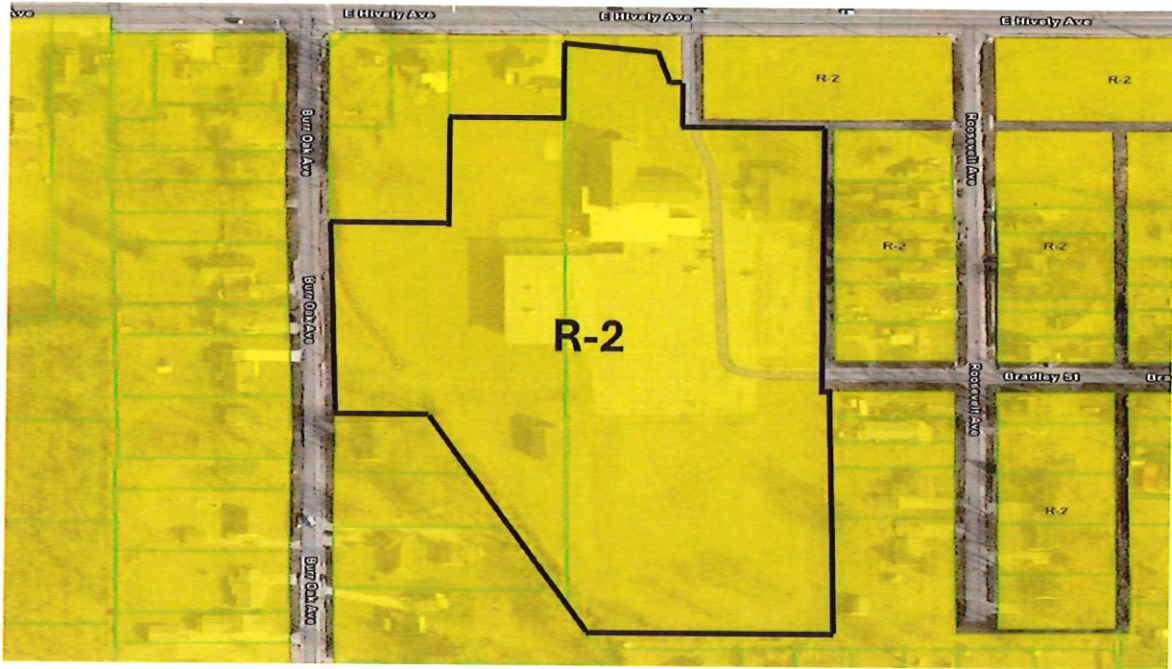
The subject property is surrounded by residential uses. Land is zoned R-2, One Family Dwelling District.

**Applicable Sections of the Zoning Ordinance:**

Article 4 of the Subdivision Ordinance

**Comprehensive Plan:**

The Comprehensive Plan calls for the land to be developed with residential uses.



## Staff Analysis

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Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853 acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

This subdivision request is a joint venture between the Zion Missionary Church and Habitat for Humanity. The plan calls for the church to remain on the larger main parcel closer to Hively – approximately 6.14 acres. The land sold to Habitat will contain nine (9) lots for Habitat families currently participating in the future homeowner program. The acreage for the Habitat homes is approximately 2.71 acres.

The street connection for the new Habitat homes will connect from the east at the intersection of Roosevelt Avenue and Bradley Street. Bradley will be extended to the west in a fifty (50) foot right of way that will provide for all required public improvements – curb, gutter, street and public sidewalks. There is proposed to be a secondary entrance for the church on the newly extended Bradley Street.

The project meets the requirements of the Zoning and Subdivision Ordinances including lot size, layout, and street width. It has not yet been submitted to the city's Technical Review process but will be required to do so prior submitting for secondary platting prior to construction. Staff has had several preliminary reviews around the technical aspects of the project and no issues are anticipated.

- 2) The proposed extension of Bradley Street to the west will not impact any existing development;
- 3) In review of the proposed preliminary plat for a new major subdivision, Staff finds the petitioner has demonstrated compliance with all the enacted regulations of both the City of Elkhart Zoning and Subdivision Control Ordinance.

**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.
- 4) The project must be reviewed and approved through the City's Technical Review process prior to the submission of the secondary plat to the Plat Committee.

# Photos

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Insert photos here

# Attachments

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Petition and primary plat.

PETITION #: 26-sub-03

FILING FEE: \$ 500.00

### PETITION to the PLAN COMMISSION

**PETITION TYPE: MAJOR SUBDIVISION**

Property Owner(s): Habitat for Humanity of Elkhart County

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: Crystal M. Welsh, Abonmarche Consultants, inc.

Mailing Address: 303 River Race Drive, Unit 206, Goshen, IN 46526

Phone #: [REDACTED] Email: [REDACTED]

**Subject Property Address:** ZION MISSIONARY CHURCH MINOR SUBDIVISION LOT 1

Zoning: R-2

Present Use: church and vacant land Proposed Use: Church & new residential subdivision

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Greg Conrad

SIGNATURE(S): [Signature] DATE: 2/17/2026

**STAFF USE ONLY:**

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- A completed Petition form signed by the legal owner of record (or approved representative).
- A completed Application for Approval of a New Subdivision.
- If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- A full and accurate legal description of the property.
- One to scale drawing of the property. If larger than 11" x 17", 12 copies must be submitted.
- One copy of the Appeal Letter signed in ink by the owner (or representative) of the property. (Optional)
- Any other information listed in the Instructions and Filing Procedure for this type of Petition.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

2.owners

PETITION # 216-sub-03

FILING FEE: \$ 1

### PETITION to the PLAN COMMISSION

#### PETITION TYPE: MAJOR SUBDIVISION

Property Owner(s): Missionary Church, North Central Region, Inc

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: Crystal M. Welsh, Abonmarche Consultants, inc.

Mailing Address: 303 River Race Drive, Unit 206, Goshen, IN 46526

Phone #: [REDACTED] Email: [REDACTED]

**Subject Property Address:** ZION MISSIONARY CHURCH MINOR SUBDIVISION LOT 1

Zoning: R-2 20-06-16-402-033.000-012 20-06-16-402-031.000-012 20-06-16-402-015.000-012

Present Use: church and vacant land Proposed Use: Church & new residential subdivision

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Don Bridges-MCNR

SIGNATURE(S): [Signature] DATE: 2-23-26

#### STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- A completed Petition form signed by the legal owner of record (or approved representative).
- A completed Application for Approval of a New Subdivision.
- If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
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- Any other information listed in the Instructions and Filing Procedure for this type of Petition.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

# City of Elkhart

## Application for Approval of a New Subdivision in the City of Elkhart

Date: February 27, 2026

City of Elkhart Plan Commission  
Municipal Building  
229 S. Second Street  
Elkhart, Indiana 46516

Dear Plan Commission:

Preliminary approval is hereby requested for a subdivision to be known as:

A replat of lot 1 of Zion Missionary Church Minor Subdivision

---

Said Subdivision is legally described as follows: (attach legal description).

ZION MISSIONARY CHURCH MINOR SUBDIVISION LOT 1

20-06-16-402-033.000-012

20-06-16-402-031.000-012

20-06-16-402-015.000-012

February 16, 2026

Eric Trotter  
Assistant Director of Planning & Zoning  
City of Elkhart  
201 S. Second Street  
Elkhart, IN 46516

**RE: Major Subdivision  
Vacant Land  
20-06-16-402-033.000-012  
Elkhart, Indiana**

Dear Mr. Trotter:

This letter is to verify that Habitat for Humanity of Elkhart County Inc., currently owns the above referenced property and authorizes Abonmarche Consultants to prepare and submit the City of Elkhart Subdivision Petition at the required meetings, and any other matters relating to this project.

I declare that I have the authority to sign on behalf of Habitat for Humanity of Elkhart County, Inc.

Thank you for your time and assistance with this matter.

Sincerely,

  
\_\_\_\_\_  
SIGNATURE

Greg Conrad, Habitat for Humanity of Elkhart County, Inc.  
PRINTED NAME

February 16, 2026

Eric Trotter  
Assistant Director of Planning & Zoning  
City of Elkhart  
201 S. Second Street  
Elkhart, IN 46516

**RE: Major Subdivision  
Missionary Church, North Central Region, Inc.  
20-06-16-402-031.000-012 & 20-06-16-402-015.000-012  
Elkhart, Indiana**

Dear Mr. Trotter:

This letter is to verify that Missionary Church, North Central Region, Inc. (FKA Missionary Church, North Central District) currently owns the above referenced property and authorizes Abonmarche Consultants to prepare and submit the City of Elkhart Subdivision Petition at the required meetings, and any other matters relating to this project.

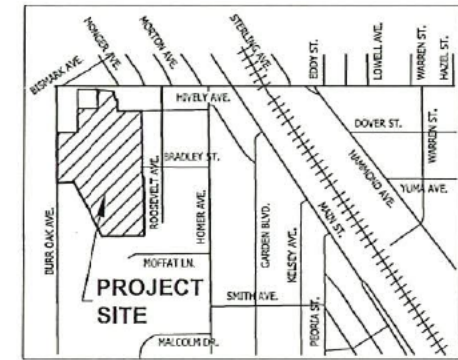
I declare that I have the authority to sign on behalf of Missionary Church North Central District Inc.

Thank you for your time and assistance with this matter.

Sincerely,

SIGNATURE

  
Dan Bridges  
Missionary Church, North Central Region, Inc



**PRELIMINARY PLAT**  
**REPLAT LOT 1 OF ZION MISSIONARY CHURCH MINOR SUBDIVISION**

A REPLAT OF LOT 1 OF ZION MISSIONARY CHURCH MINOR SUBDIVISION (PLAT BOOK 44, PAGE 28), A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 5 EAST, CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA  
 ADDRESS: 1135 HIVELY AVENUE, ELKHART, IN 46517  
 TAX ID#: 20-06-16-402-031.000-012; 20-06-16-402-015.000-012 & 20-06-16-402-033.000-012

**LEGAL DESCRIPTION**

LOT NUMBERED 1 IN ZION MISSIONARY CHURCH MINOR SUBDIVISION, PER PLAT THEREOF RECORDED OCTOBER 29, 2021 IN PLAT BOOK 44, PAGE 28 AS INSTRUMENT NO. 2024-17558 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

**GENERAL NOTES**

**PROPOSED LAND USE**  
 PROPOSED TO BE A LOT MAJOR SUBDIVISION. THIS PROPERTY IS UNDER THE OWNERSHIP OF HABITAT FOR HUMANITY OF ELKHART COUNTY, INC., BY INSTRUMENT #2025-23099 AND MISSIONARY CHURCH, NORTH CENTRAL DISTRICT, INC., BY THE PLAT OF ZION MISSIONARY CHURCH MINOR SUBDIVISION, PLAT BOOK 44, PAGE 28. THE PROJECT IS LOCATED AT THE WEST END OF BRADLEY STREET, SOUTH OF EAST HIVELY AVENUE AND BETWEEN BURR OAK AVENUE AND ROOSEVELT AVENUE IN ELKHART, INDIANA. THIS PROJECT IS SITUATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 5 EAST, CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.

**RESTRICTIONS**  
 MINIMUM RESTRICTIONS AS ESTABLISHED BY THE CITY OF ELKHART ZONING AND SUBDIVISION APPROVAL PROCESS. THE DEVELOPER MAY RECORD ADDITIONAL COVENANTS AND RESTRICTIONS AT A FUTURE DATE FOR THE SUBDIVISION.

**DATE OF DEVELOPMENT**  
 DEVELOPMENT IS PROPOSED WITH APPROVAL OF THE FINAL APPROVAL OF ALL CITY OF ELKHART REQUIREMENTS.

**ZONING**  
 THIS PROJECT IS WITHIN THE CITY OF ELKHART CORPORATE LIMITS AND IS ZONED R-2. THE ADJACENT LAND TO THE NORTH, SOUTH, EAST AND WEST ARE ALL ZONED R-2.

**DENSITY**  
 AREA IN LOTS = 8.189 ACRES  
 AREA IN R/W = 10.664 ACRES  
 TOTAL PROJECT AREA = 8.853 ACRES

**ZONING REQUIREMENTS R-2 (ONE FAMILY DWELLING DISTRICT)**  
**SETBACKS**  
 FRONT YARD = 20 FEET  
 SIDE YARD = 7 FEET MINIMUM  
 REAR YARD = 30 FEET

**MINIMUM LOT SIZE** = ESTABLISHED OR 7,200 S.F.  
**MAXIMUM LOT COVERAGE** = 40%  
**MINIMUM FRONTAGE** = 60 FEET

**STREETS**  
 THE SUBDIVISION WILL BE AN EXTENSION OF BRADLEY STREET AND TERMINATE WITH A CUL-DE-SAC. ALL STREETS WILL BE DEDICATED TO THE CITY OF ELKHART AT THE TIME OF PLATTING.

**STREET TREES**  
 STREET TREES WILL BE PLANTED WITH EACH HOME AS REQUIRED BY THE CITY OF ELKHART STANDARDS.

**SANITARY SEWER**  
 SANITARY SEWER FOR THIS PROJECT WILL BE PROVIDED BY THE CITY OF ELKHART MUNICIPAL UTILITIES.

**WATER SUPPLY**  
 WATER SERVICE FOR THIS PROJECT WILL BE PROVIDED BY THE CITY OF ELKHART MUNICIPAL UTILITIES.

**SOILS**  
 THE ON-SITE SOILS ARE URBAN LAND-BRADY COMPLEX 0 TO 1% SLOPES (USA). SOIL INFORMATION WAS OBTAINED FROM THE "WEB SOIL SURVEY". THE SURVEY WAS PUBLISHED BY THE USDA (UNITED STATES DEPARTMENT OF AGRICULTURE) AND NRCS (NATIONAL RESOURCES CONSERVATION SERVICE).

**CONTOURS**  
 THE EXISTING ELEVATIONS SHOWN ARE PER DATA COLLECTED IN THE FIELD.

**FLOOD NOTE**  
 THIS PROJECT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) (100 YEAR FLOOD BOUNDARY) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL #1803900370, EFFECTIVE MAP DATE: AUGUST 2, 2011.

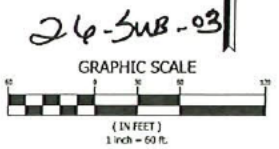
**WETLAND NOTE**  
 FROM REVIEW OF THE AVIATION U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP, THERE APPEARS THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.

**EROSION CONTROL AND POST-CONSTRUCTION PLAN**  
 AN EROSION CONTROL PLAN (STORMWATER POLLUTION PREVENTION PLAN) AND A POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ARE REQUIRED SINCE MORE THAN ONE (1) ACRE WILL BE DISTURBED IN THE CONSTRUCTION OF THIS PROJECT. ABONMARCHÉ CONSULTANTS WILL PREPARE THESE PLANS WITH THE DETAILED CONSTRUCTION PLANS AND WILL SUBMIT TO THE APPROPRIATE JURISDICTIONAL DEPARTMENTS FOR REVIEW AND APPROVAL.

ALL DIMENSIONS SHOWN FOR LOTS ARE APPROXIMATE AND MAY CHANGE WITH THE COMPUTATION OF THE FINAL PLAT.

**OWNERS / DEVELOPER**  
 HABITAT FOR HUMANITY OF ELKHART COUNTY INC.  
 P.O. BOX 659  
 GOSHEN, IN 46527  
 INSTR. #2025-23099

MISSIONARY CHURCH, NORTH CENTRAL DISTRICT, INC.  
 THE INDIANA CONFERENCE OF THE MISSIONARY CHURCH, INC.  
 1135 HIVELY AVENUE  
 ELKHART, IN 46517-2632  
 (PLAT BOOK 44, PAGE 28)  
 INSTR. #2024-17558



**TEMPORARY BENCHMARKS**

No.	Description	Elevation
TBM "A"	RSPK IN WEST FACE OF S. LIGHT POLE OF CHURCH PARKING LOT	759.23
TBM "B"	CUT "X" ON E. BOLT OF FIRE HYDRANT ON E. SIDE OF BURR OAK AVENUE	759.42

**LINE TABLE**

LINE NO.	LENGTH
L1	5.00
L2	15.50
L3	8.00
L4	57.55
L5	31.34
L6	9.47
L7	50.60
L8	28.68
L9	241.45
L10	30.00

**CURVE TABLE**

CURVE #	LENGTH	PIVOTS	DELTA
C1	8.07	671.61	0°41'21"
C2	3.59	666.02	0°22'33"
C3	333.35	666.07	8°52'28"
C4	158.65	300.07	9°33'31"

- LEGEND**
- ASPHALT
  - CONCRETE
  - GRAVEL
  - SET "X" CAPPED REBAR, "ABONMARCHÉ FIRM # 0050"
  - FOUND IRON PIPE
  - FOUND CAST-IRON
  - FOUND PIVOT-ON IRON PIPE
  - FOUND MAG NAIL
  - FOUND REBAR
  - TEMPORARY BENCHMARK
  - EXISTING GROUND CONTOURS
  - EXISTING EDGE OF WATER
  - DECIDUOUS TREE
  - TREELINE
  - TRAFFIC SIGN
  - STREET SIGN
  - MAILBOX
  - BASKETBALL HOOP
  - ADA PARKING SPACE
  - AC UNIT
  - STORM SEWER
  - CATCH BASIN
  - CURB CATCH BASIN
  - SANITARY MANHOLE
  - SANITARY CLEANOUT
  - SANITARY SEWER LINE
  - GAS LINE
  - WATER MAIN
  - GAS MARKER
  - GAS METER
  - LIGHT POLE
  - POWER POLE
  - POWER POLE W/ DROP
  - SPOT LIGHT
  - UTILITY POLE
  - UTILITY POLE W/ DROP
  - UTILITY POLE W/LIGHT
  - FIRE HYDRANT
  - WATER CURB STOP
  - ELECTRIC BREAKERS
  - ELECTRIC METER
  - GUY ANCHOR
  - OVERHEAD ELECTRIC
  - CHAINLINK FENCE
  - STEEL FENCE
  - WOOD FENCE
  - WOVEN WIRE FENCE

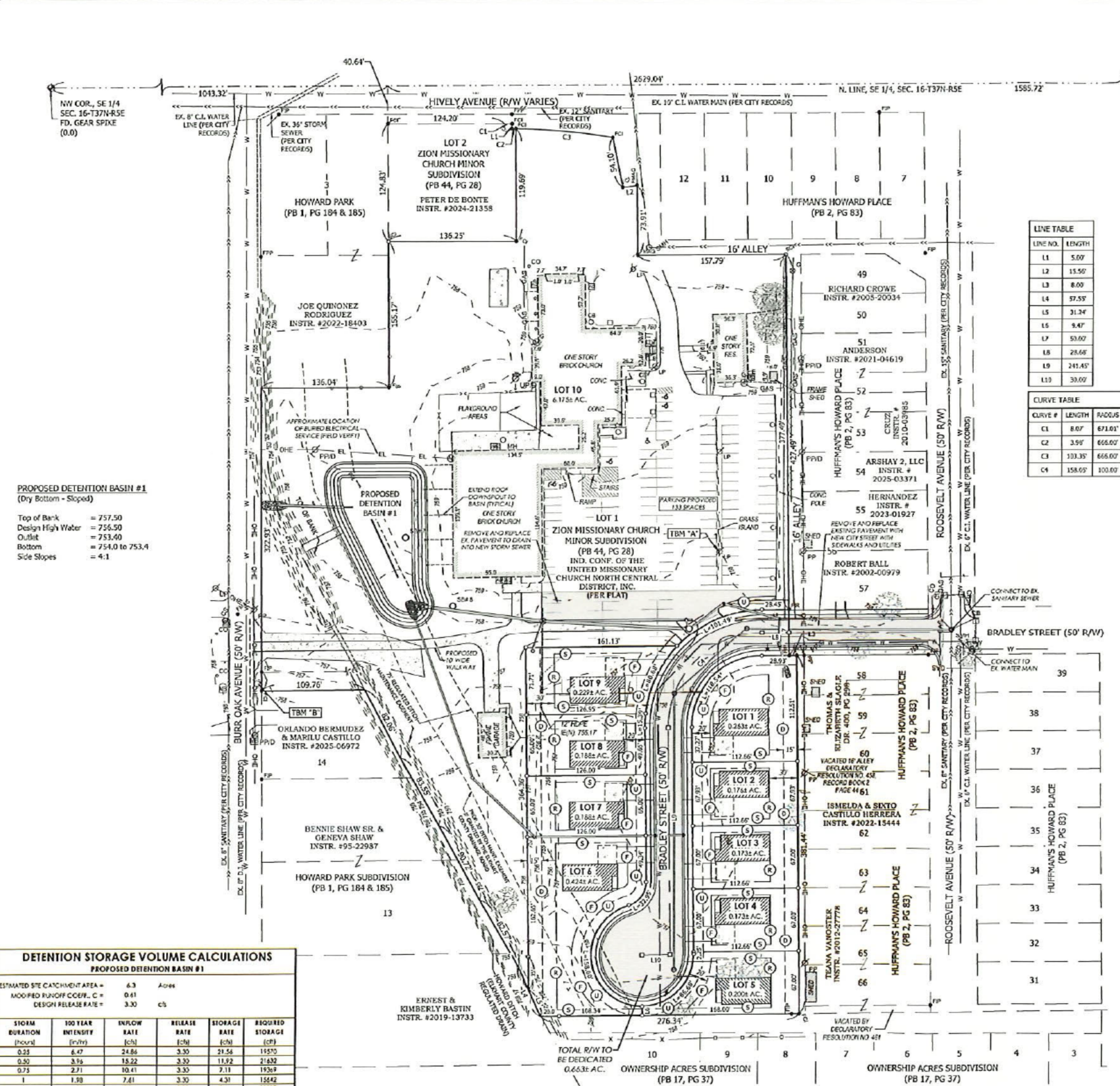
**LEGEND - CONTD**

- (D) 15' DRAINAGE EASEMENT
- (E) 20' MINIMUM FRONT BUILDING SETBACK
- (F) 30' MINIMUM REAR YARD BUILDING SETBACK
- (G) 10' MINIMUM SIDE YARD BUILDING SETBACK
- (U) 10' ROADWAY MAINTENANCE, DRAINAGE & UTILITY EASEMENT

**FOODIFIED RUNOFF COEFFICIENT CALCULATIONS**  
 $C = (0.51 + 0.35(1.28 + 0.73) + 0.50) + (0.30 \times 1.00) + (3.07 \times 0.30) = 0.61$   
 6.34 ACRES

**RELEASE RATE CALCULATIONS (BASED ON THE 10-YEAR PPE-DEVELOPED CONDITION)**  
 ESTIMATED TIME OF CONCENTRATION = 30 MIN.  
 10-YEAR STORM INTENSITY = 2.64 IN/HR  
 ALLOWABLE RELEASE RATE =  $Q = CIA = 0.20 \times 2.64 \text{ IN/HR} \times 6.34 \text{ ACRES} = 3.3 \text{ CFS}$

A 12" RELEASE PIPE IS PROPOSED TO CONTROL THE RELEASE RATE AS REQUIRED BY THE ELKHART COUNTY DRAINAGE BOARD.



**PROPOSED DETENTION BASIN #1**  
 (Dry Bottom - Sloped)

Top of Bank = 757.50  
 Design High Water = 756.50  
 Outlet = 753.40  
 Bottom = 754.00 to 753.4  
 Side Slopes = 4:1

**DETENTION STORAGE VOLUME CALCULATIONS**  
 PROPOSED DETENTION BASIN #1

ESTIMATED STE CATCHMENT AREA = 6.3 Acres  
 MOODIFIED RUNOFF COEFF. (C) = 0.61  
 DESIGN RELEASE RATE = 3.30 cfs

STORM DURATION (Hours)	100 YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cu ft)
0.25	6.47	24.86	3.30	21.56	15570
0.50	3.76	18.22	3.30	14.92	21432
0.75	2.71	10.41	3.30	7.11	19369
1	1.98	7.61	3.30	4.31	15642
2	1.55	5.76	3.30	2.46	11925
3	1.14	4.38	3.30	1.08	11772
4	0.92	3.54	3.30	0.24	3429
5	0.77	2.95	3.30		
6	0.67	2.57	3.30		
7	0.59	2.27	3.30		
8	0.53	2.04	3.30		
9	0.48	1.84	3.30		
10	0.44	1.68	3.30		
15	0.32	1.23	3.30		
20	0.25	0.96	3.30		
30	0.22	0.85	3.30		

STORAGE REQUIRED: 51,832 cu ft  
 1.258 ac-ft (1% variation factor)  
 0.53 Ac-ft

STORAGE PROVIDED: 0.74 Ac-ft  
 ADDITIONAL FREEBOARD STORAGE AVAILABLE: 0.32 Ac-ft

**STORMWATER DETENTION CALCULATIONS**  
 STORMWATER RUNOFF FROM THE PROJECT SITE SHALL BE MANAGED BY AN ON-SITE DRY BOTTOM DETENTION BASIN WITH POSITIVE RELEASE INTO THE ADJACENT HOWARD DRAINAGE DITCH, A COUNTY REGULATED DRAIN. THE PROPOSED DETENTION BASIN SHALL PROVIDE STORM WATER STORAGE FOR THE PEAK 100-YEAR STORM EVENT WITH A CONTROLLED RELEASE AT THE 10-YEAR ALLOWABLE PRE-DEVELOPED RUNOFF RATE. THE FOLLOWING DETENTION CALCULATIONS ARE BASED ON THE PUBLISHED STORM INTENSITIES CONTAINED IN THE CURRENT ELKHART COUNTY "GUIDELINES AND STANDARDS FOR DESIGN AND PUBLIC IMPROVEMENT, STREET STANDARDS" AND THE COUNTY'S SPREADSHEET USING THE RATIONAL METHOD.

ESTIMATED DRAINAGE AREA = 6.34 ACRES  
 ESTIMATED COVERAGE = 0.61  
 EXISTING BUILDINGS (C=0.50) = 0.514 ACRES  
 DEVELOPED LOTS (1,900 SF X 8 LOTS) (C=0.40) = 0.354 ACRES  
 EXISTING CHURCH PARKING LOT (C=0.50) = 1.284 ACRES  
 PROPOSED ROADWAY AND SIDEWALK (C=0.50) = 0.794 ACRES  
 DETENTION BASIN (C=1.00) = 0.304 ACRES  
 LAWNS / OPEN AREAS (C=0.30) = 3.074 ACRES  
 TOTAL = 6.34 ACRES

O:\PROJECTS\2025\25-0722\SUBDIVISION\10 SURVEY\10 COPI\ANS\25-0722 PRIMARY.DWG PRIMARY TANYA MILLER 3.23.2025 8:35 AM

HABITAT FOR HUMANITY OF ELKHART COUNTY, INC. &  
 MISSIONARY CHURCH, NORTH CENTRAL DISTRICT  
**REPLAT LOT 1 OF ZION MISSIONARY CHURCH MINOR SUBDIVISION**  
 1135 E. HIVELY AVENUE, ELKHART, IN 46517  
**PRELIMINARY PLAT**



ISSUE DATE: 02/27/2026  
 PM: CMW  
 DAY/DC: CLB  
 FIELDSBOOK:



City of Elkhart

# Staff Report

Planning & Zoning

**Petition:** 26-X-01

**Petition Type:** Special Exception

**Date:** Plan Commission: April 6, 2026; Board of Zoning Appeals April 9, 2026

**Petitioner:** City of Elkhart, Board of Public Works and Ermine Meadows, Inc.

**Site Location:** 626 West Cleveland Avenue

**Request:** Per Section 5.3, Special Exception Uses, (4.3.O) Parks and Playgrounds to allow for the establishment and expansion of a new park and playground.

**Existing Zoning:** R-2 One Family Dwelling District

**Size:** +/- 1.50 acres

**Thoroughfares:** West Cleveland Ave and South 7<sup>th</sup> Street and South 6<sup>th</sup> Street

**School District:** Elkhart Community Schools

**Utilities:** Available to site.

**Surrounding Land Use & Zoning:**

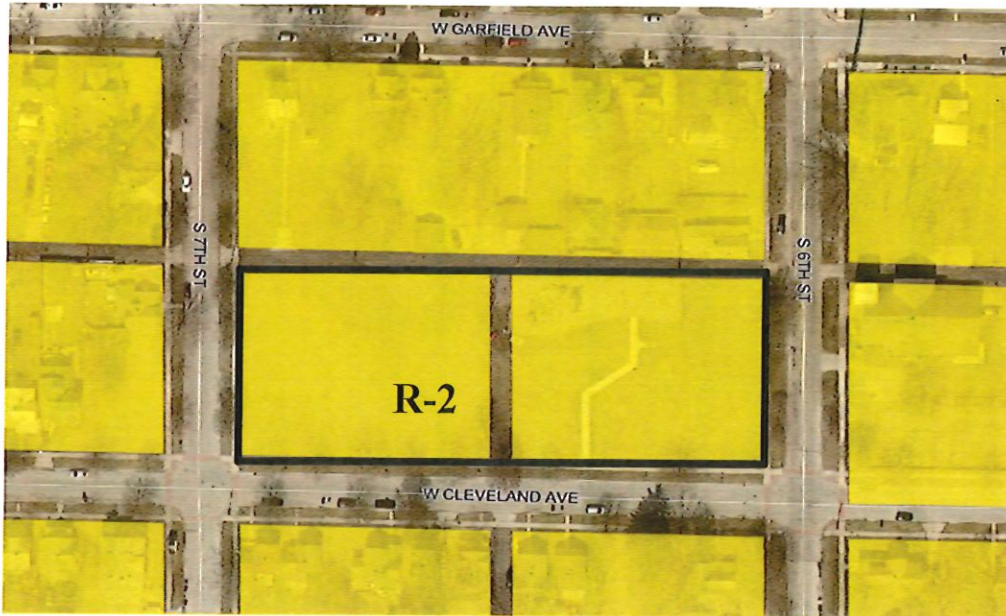
The properties to the north, south, east, and west are all zoned R-2 One Family Dwelling District.

**Applicable Sections of the Zoning Ordinance:**

Enumerated in request.

**Comprehensive Plan:**

The Comprehensive Plan calls for this area to be developed with low density residential.

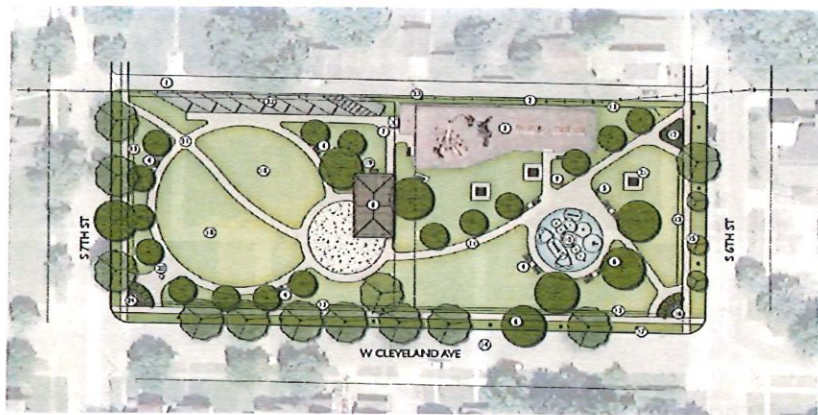


## Staff Analysis

The request is per Section 5.3, Special Exception Uses, (4.3.O) Parks and Playgrounds to allow for the establishment and expansion of a new park and playground at 626 W. Cleveland Avenue. The request is considered an expansion of the park and therefore a new petition request is required.

The City of Elkhart and Ermine Meadows are submitting a joint special exception request to expand the existing Ullery Park onto land owned by the Ermine Meadows organization. The reimagined park master plan has an emphasis on activating the space and community vision for the amenities at the park.

Based on information provided by the City of Elkhart Parks Superintendent, Jamison Czarnecki, the master plan and vision for the park came from a series of neighborhood meetings, feedback collected in door-to-door survey work and additional outreach conducted in both English and Spanish. The new master plan elements call for an open air pavilion, off street parking, additional landscaping, a new walking path and a splash pad.



- KEY NOTES**
- |                                 |                            |  |  |                                 |
|---------------------------------|----------------------------|--|--|---------------------------------|
| ① ALLEY                         | ⑩ PORTABLE RESTROOM        | ⑭ NEW LANDSCAPE PLANTINGS                    | ⑲ EXISTING DECORATIVE STREET LIGHTS        | ⑳ NEW PICNIC TABLE              |
| ② EXISTING OVERHEAD UTILITY     | ⑪ NEW PICNIC SHELTER (BDS) | ⑮ NEW 4' FENCE                               | ⑳ NEW PARKING                              | ㉑ NEW PARKING                   |
| ③ EXISTING PLAYGROUND TO REPAIR | ⑫ NEW DRINKING FOUNTAIN    | ⑯ CONNECT TO WATER AND SANITARY              | ㉒ CONNECT TO ELECTRICAL SERVICE            | ㉒ CONNECT TO ELECTRICAL SERVICE |
| ④ NEW BENCHES                   | ⑬ NEW SPLASH PAD           | ⑰ EXISTING TREELINE                          | ㉓ NEW SITE HISTORICAL INTERPRETIVE FEATURE | ㉓ LANDSCAPE PLANTINGS, NEW SIGN |
| ⑤ NEW TRASH RECEPTACLE          | ⑭ NEW SIDEWALK             | ⑱ EXISTING SIGN WITH NEW LANDSCAPE PAINTINGS |  |                                 |

**Ullery Park - Concept 3**  
Elkhart, Indiana

5/1/2025



### Park Master Plan

# Recommendation

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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; The Ullery Park improvements are being designed to add amenities to make this park a premier park for the City of Elkhart. The improvements to the playground, parking, additional landscape plantings and splash pad will allow for future growth and attendance to increase usage.
2. The Special Exception **will not** reduce the values of other properties in its immediate vicinity because the additional amenities proposed will add to the quality of place for Ullery Park and enhance the city's park system. The park is part of the Mayor's ASPIRE Initiative to enhance the vibrancy and increase usage of the City's parks and greenspaces.
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. The proposed amenities will add to the vibrancy of the neighborhood and allow for more programming for the Parks Department. The open air pavilion will be built to conform to all necessary building construction requirements and have been submitted for Technical Review and addressed all comments raised during the review.

# Conditions

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If the Board chooses to approve the requested special exception, staff recommends that the following conditions be placed upon the approval:

1. The petitioner shall project for Technical Review to ensure all developmental requirements have been met.

# Photos



**Ullery Park - Character Images**  
Elkhart, Indiana

5/1/2025



## Park Design Elements



Images taken from Google Street View  
May 2023



*The Honorable*  
**Rod Roberson**  
*Mayor*

**Jamison Czarnecki**  
*Parks Superintendent*



***Parks & Recreation***  
229 S. Second St.  
Elkhart, IN 46514  
574.295.7275

**MEMO**

To: City of Elkhart, Indiana  
Board of Zoning Appeals  
c/o Eric Trotter, Assistant Director of Planning

Date: 11-18-2025

Re: Petition for Use Variance at Ullery Park

---

Mr. Trotter and Members of the Board,

The land known as Ullery Park has a deep and complex history in Elkhart. It was the former site of Southside Elementary and Jacob L. Ullery Elementary from the 1950's until 1978, when it was closed. At one time, it served as the only school in the city where African American children could attend. Afterward, it was hoped the building would serve as a community center, but that did not come to fruition. Half of the land came under ownership of the city and a park was built and the other .75 acre portion was owned by an LLC called Ermine Meadows Inc. Trust had not been established by the City and the group until recently, which has given the city parks department, through the help of the Elkhart Park Foundation, the ability to acquire the additional parcel next to Ullery Park and create a large 1.5 acre park to serve the community in a more intentional and comprehensive way. As part of the donation of the property from Ermine Meadows, the City of Elkhart Board of Parks and Recreation has agreed to change the name of the park to Edith Pasley Park to honor a long time community leader from that neighborhood.

The Parks Department, along with community members and many stakeholders, engaged in a multi-month engagement approach throughout the neighborhood to understand the community's hopes for the park. We went door to door to over 200 nearby homes and left surveys in Spanish and English for input. From that engagement process, it was decided to install a splash pad, open air pavilion, parking lot, walking path, beautification, and lighting into the park. There is already a playground, picnic tables, and benches which were updated in 2021. We have also partnered with a nonprofit called EFERT, which is helping to create a story telling aspect of the history of the site and the stories of the community leaders from the neighborhood that will be celebrated in the park as well.

*The Honorable*  
**Rod Roberson**  
*Mayor*

**Jamison Czarnecki**  
*Parks Superintendent*



***Parks & Recreation***  
229 S. Second St.  
Elkhart, IN 46514  
574.295.7275

We have been blessed to collaborate with many partners so far including the Elkhart Park Foundation, Ermine Meadows, the Elkhart Chamber, the Community Foundation of Elkhart County, private donors, Hope Fellowship Church, DLZ, Troyer Group, Abonmarche, Vortex, city departments, and many members of the public.

The improvements to the site will allow the community to host more neighborhood events, create safe opportunities for kids to play, and provide some tranquility, beauty, and open space in one of the densest neighborhoods in our city. We hope you will approve our plans to enhance this community space.

Sincerely,

Jamison Czarnecki  
Superintendent, Elkhart Parks and Recreation

PETITION #: 26-x-01

FILING FEE: \$ n/c

### PETITION for APPEAL to the BOARD of ZONING APPEALS

**PETITION TYPE: SPECIAL EXCEPTION**

Property Owner(s): CITY OF EUCLAHAM - Andy Jones

Mailing Address: 229 S. SELWIND STREET, EUCLAHAM IN 46514

Phone #: [REDACTED] Email: \_\_\_\_\_

Contact Person: VANLISON CZARNECKI - PARK SUPERVISOR

Mailing Address: 229 S. SELWIND ST

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Address:** 624 W CLEVELAND AVE

Zoning: R-1 ONE FAMILY DWELLING DISTRICT

Present Use: VACUANT PARK Proposed Use: Park

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Andy Jones

SIGNATURE(S): Andy Jones DATE: 3-3-2026

**STAFF USE ONLY:**

Staff Checklist for the applicant's submittal of a complete Petition to the Board of Appeals docket:

- \_\_\_\_\_ One copy of the Appeal Letter signed in ink by the owner (or representative) of the property.
- \_\_\_\_\_ A completed Petition form signed by the legal owner of record (or approved representative).
- \_\_\_\_\_ If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- \_\_\_\_\_ A full and accurate legal description of the property.
- \_\_\_\_\_ One to scale drawing of the property, measuring 11" x 17" or smaller. If larger than 11" x 17", 12 copies must be submitted.
- \_\_\_\_\_ Optional: any supplementary information the applicant may wish to include.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PETITION #: \_\_\_\_\_

FILING FEE: \$ \_\_\_\_\_

### PETITION for APPEAL to the BOARD of ZONING APPEALS

#### PETITION TYPE: SPECIAL EXCEPTION

Property Owner(s): Carter Ermine Community Center, Inc.

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Contact Person: Betty J. Holliday

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Subject Property Address: 626 W CLEVELANDS AVE

Zoning: \_\_\_\_\_

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Betty J. Holliday

SIGNATURE(S): Betty J. Holliday DATE: 3/5/2026

#### STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Board of Appeals docket:

- \_\_\_\_\_ One copy of the Appeal Letter signed in ink by the owner (or representative) of the property.
- \_\_\_\_\_ A completed Petition form signed by the legal owner of record (or approved representative).
- \_\_\_\_\_ If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- \_\_\_\_\_ A full and accurate legal description of the property.
- \_\_\_\_\_ One to scale drawing of the property, measuring 11" x 17" or smaller. If larger than 11" x 17", 12 copies must be submitted.
- \_\_\_\_\_ Optional: any supplementary information the applicant may wish to include.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

February 26, 2026

To: Elkhart City Plan Commission and Elkhart City Board of Zoning Appeals

**RE: Special Exception Request for Ullery Park**

The undersigned petitioner respectfully shows the Plan Commission and Board of Zoning Appeals:

1. I, Jamison Czarnecki, Superintendent, City of Elkhart Parks and Recreation on behalf of the City of Elkhart, am the owner's representative of the following described real estate located within the City of Elkhart, Concord Township, Elkhart County, State of Indiana to wit:

*See attached legal description*

2. The above-described real estate presently has a zoning classification of R-2, One Family Dwelling District under the Zoning Ordinance of the City of Elkhart.
3. Petitioners presently occupy (or proposes to occupy) the above-described property in the following manner: The land known as Ullery Park at the intersection of W. Cleveland Avenue between South Sixth and Seventh Street will expand to land owned by Ermine Meadows, Inc. With additional land added, along with the new and updated amenities for the park is proposed a new splash pad, picnic shelter, new grilling area, new benches, additional landscaping and signage.
4. Petitioner desires to (Explain the proposed Special Exception in detail) The petitioners wish to expand the park on the adjacent property and construct a new splash pad, picnic shelter as well as amenities including new benches, new grilling area, additional landscaping and some off-street parking.
5. The Zoning Ordinance of the City of Elkhart requires in Section 5.3 (4.3.O), Parks and Playgrounds are special exception uses. The City of Elkhart And Ermine Meadows is requesting the special exception to allow for the expanded amenities for Ullery Park.
6. Explain why this property is suited to the special exception use being requested. The area has been used as a neighborhood park and in coordination with the adjacent property owner, the park will grow with new and updated amenities that serve the neighborhood. During last two years, a public engagement process was undertaken to determine the needs and wants of the neighborhood for the expanded Ullery Park.
7. Using the standards from page 3, address each standard. You cannot answer simply Yes or No; you must state why this is true.
  - 7.1 – The Special Exception is so defined, located and proposed to be operated that the public health, safety and welfare will be protected. The park will be monitored and have city staff and/or park rangers check on the facility at regular intervals.
  - 7.2 – The Special Exception will not reduce the values of other properties in its immediate vicinity. This park project and expansion is part of the Mayor's ASPIRE Initiative to enhance the vibrancy and increase usage of the City's parks and greenspaces. The updated Master Plan that will include a new picnic shelter, benches, updated landscaping and splash pad.

7.3 – The Special Exception shall conform to the regulations of the zoning district in which it is to be located. All built structures will be built to conform to all necessary building construction requirements. The plans will be submitted for Technical Review.

Wherefore, Petitioner prays and respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested special exception.

Signature of Property Owner:  \_\_\_\_\_

Printed Name: Jamison Czarnecki

Contact Person: \_\_\_\_\_

Name: Jamison Czarnecki

Address: 229 S Second St.

Phone Number  \_\_\_\_\_

Email: jamison.czarnecki@cityofelkhartin.gov

**AFFIDAVIT IN SUPPORT OF SPECIAL EXCEPTION PETITION**

I, Andy Jones being first duly sworn upon his/her oath deposes and says that he/she is familiar with and has personal knowledge of the facts herein and, if called as a witness in this matter, would testify as follows:

1. I am over eighteen (18) years of age and am competent to testify to the matters contained herein.
2. I make this affidavit in support of my special exception petition filed contemporaneously herewith.
3. I am now and at all times relevant herein have been, the owner of record of the property located at 626 W. Cleveland Ave. Elkhart, Indiana.
4. FURTHER AFFIANT SAYETH NOT.

EXECUTED on the 3rd day of March, 2026.

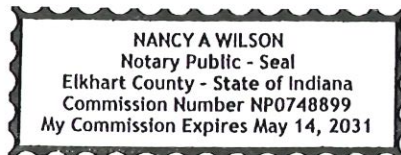
Andy Jones  
Printed: Andy Jones

I certify under the penalties for perjury under the laws of the United States of America and the State of Indiana that the foregoing factual statements and representations are true and correct.

Andy Jones  
Printed: Andy Jones

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ELKHART )

Before me the undersigned, a Notary Public in and for the State of Indiana, personally appeared Andy Jones, and acknowledged his/her execution of the foregoing. Subscribed and sworn to before me this 3rd day of March, 2026




My Commission Expires:  
5-14-31

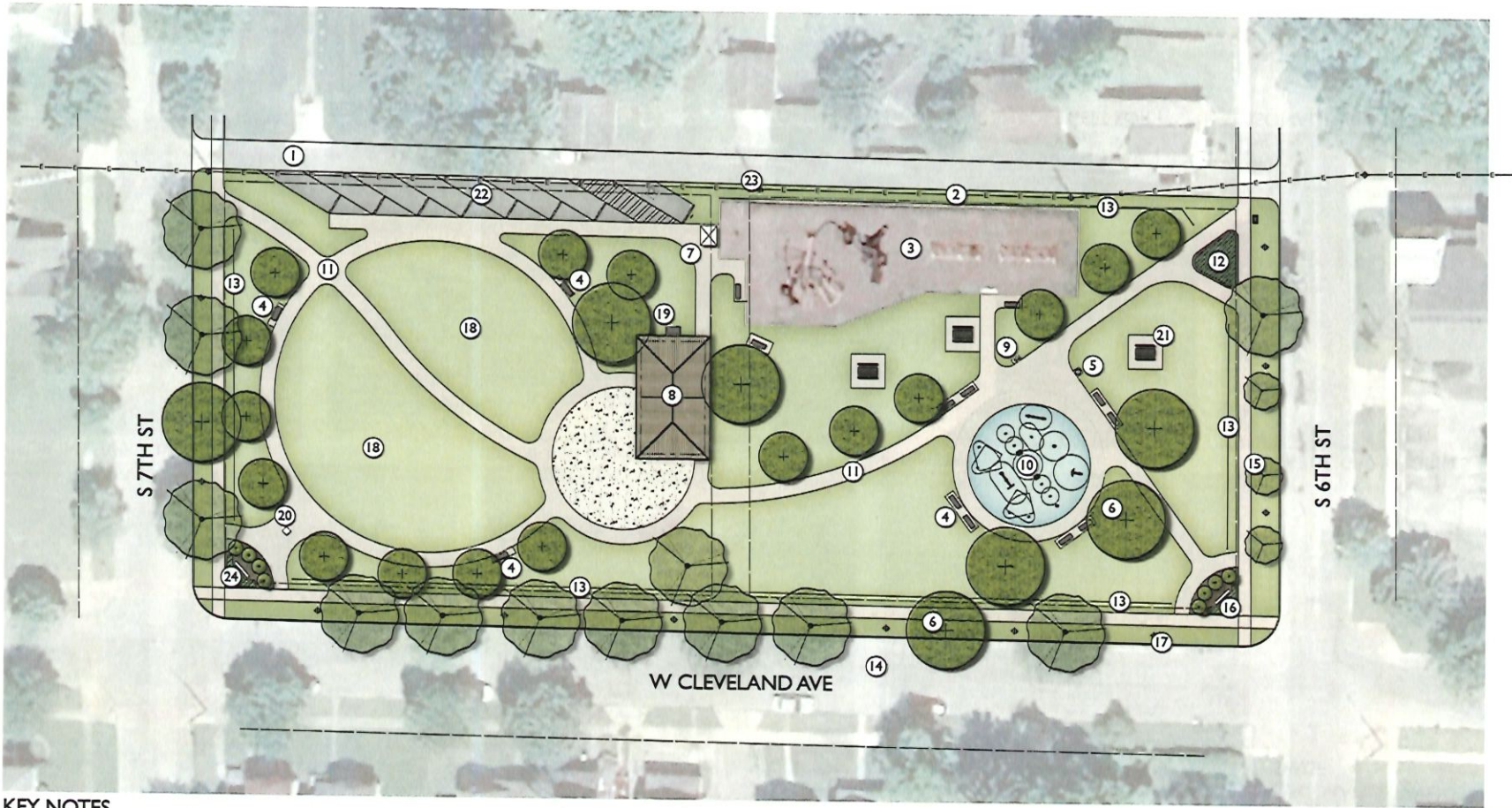
Nancy A. Wilson  
Printed: Nancy A. Wilson

Notary Public in and for the State of Indiana  
Resident of Indiana County, Indiana  
Elkhart





 VORTEX



**KEY NOTES**

- |                                 |                              |  |  |                                 |
|---------------------------------|------------------------------|--|--|---------------------------------|
| ① ALLEY                         | ⑦ PORTABLE RESTROOM          | ⑫ NEW LANDSCAPE PLANTINGS                    | ⑰ EXISTING DECORATIVE STREET LIGHTS        | ⑳ NEW PICNIC TABLE              |
| ② EXISTING OVERHEAD UTILITY     | ⑧ NEW PICNIC SHELTER (30X50) | ⑬ NEW 4' FENCE                               | ⑱ EVENT LAWN                               | ㉑ NEW PARKING                   |
| ③ EXISTING PLAYGROUND TO REMAIN | ⑨ NEW DRINKING FOUNTAIN      | ⑭ CONNECT TO WATER AND SANITARY              | ㉒ NEW LARGE GROUP GRILL                    | ㉒ CONNECT TO ELECTRICAL SERVICE |
| ④ NEW BENCHES                   | ⑩ NEW SPLASH PAD             | ⑮ EXISTING TREE, TYP.                        | ㉓ NEW SITE HISTORICAL INTERPRETIVE FEATURE | ㉓ LANDSCAPE PLANTINGS, NEW SIGN |
| ⑤ NEW TRASH RECEPTACLE          | ⑪ NEW SIDEWALK               | ⑯ EXISTING SIGN WITH NEW LANDSCAPE PLANTINGS |  |                                 |
| ⑥ NEW SHADE TREE, TYP.          |                              |  |  |                                 |

**Ullery Park - Concept 3**

Elkhart, Indiana

5/1/2025





OPPORTUNITY FOR INTERPRETIVE SIGNAGE



DRINKING FOUNTAIN



LARGE PICNIC SHELTER (+/- 80 CAPACITY)



PERIMETER FENCING



DECORATIVE PAVEMENT AT GATHERING SPACE



LARGE GROUP GRILLS



PICNIC TABLES



BENCHES AND RECEPTACLES



OPEN LAWN AND NEW SHADE TREES FOR PASSIVE RECREATION



SEASONAL PLANTINGS AT KEY ACCENT AREAS

# Ullery Park - Character Images

Elkhart, Indiana

5/1/2025



*The Honorable*  
**Rod Roberson**  
*Mayor*

**Jamison Czarnecki**  
*Parks Superintendent*



**Parks & Recreation**  
229 S. Second St.  
Elkhart, IN 46516

574.295.7275  
Fax: 574.522-7808

## Ullery Park Engagement

Ullery Park is currently functioning as a traditional park on Elkhart's south side. It has significant local history for the neighborhood, sitting on the site of the former all-black student Jacob L. Ullery School. The Urban League also had a building on the site although it, like the school, has long since been removed. More information is available through the [People's History of Elkhart](#) and the local library's archives.

Ullery Park is remembered as being home to some of the City's best basketball players when they were children, just honing their talents. It has been described as the south side's former "Central Green" where Easter Egg hunts, family reunions and large community events took place regularly.



The west side of the property, all open green space, is owned by Ermine Meadows, Inc. The east side, where all the development is situated, hosts a pathway system, a softball backstop in the south-east corner and a playground assembly of various components on the north side. The park hosts benches, trashcans, a grill station but no drinking fountains or lighting. The open greenspace, both east and west, is used for pick-up soccer and open play by the community. An alleyway lies along the entire north boundary, presenting the garages, trashcans, fences, backyards and the rear of the homes in that direction.

Basketball courts have been removed from the park at the request of the nearest neighbors for the noise and unwanted activity they had previously sustained. At the park's most popular, there were noted parking issues along Cleveland Avenue.

### **Ullery Community Meeting**, November 11<sup>th</sup>, 2024, 6:00 – 7:30 pm

Partnering with the Fellowship of Hope Church, directly across South 6<sup>th</sup> Street from Ullery Park, a well-promoted neighborhood meeting was held to discuss possible improvements for Ullery Park. Social Media, delivered leaflets to local homes, locally placed posters and flyers were all used. Attendees included the Mayor of Elkhart, the local Common Council representative, representatives of Ermine Meadows and few nearby members of the Fellowship of Hope Church. No other local neighbors beside the church members attended.

This meeting revealed much of the historical and cultural significance of the property and allowed participants to share the “story of Ullery” that was. There were three key take-aways from this meeting:

- 1) The property need to be handled with respect and delicacy because so many residents have such strong memories and associated ties to the park.
- 2) Most agreed that the park could be greatly improved, specifically for families in the area, but that any improvements would have to be the “right kind of improvements”. The concerns of safety and strengthening neighborhood identity were frequently highlighted.
- 3) Another more direct approach needed to be undertaken to get the input of the neighbors within the immediate vicinity to understand their desires, current uses and desired future uses of the park before any further steps should be taken.

### **Ullery Neighborhood Canvassing**, February 28<sup>th</sup>, 3:30-5:30 pm.

Targeting every residence withing ½ mile, a 10-minute walking distance, of Ullery Park, walking teams canvassed the homes with a simple survey. For residences where no one was available, a door-hanger with a QR-code to a bilingual version of the survey was left. The walking teams were bi-lingual and the response was better than expected. The summary of the responses to each questions follows below.

A few key points about the current near-by residents:

- 20% of the residents visited the park at least weekly, 50% of the residents visited at least once year, 50% of the residents rarely or never visited the park.
- The lack of the perception of safety was the most frequent comment for why nearby residents didn’t use the park more
- The most popular desired improvements were
  - Community Space for Community Events (85.9%)
  - Covered Shelter (pavilion) 82%
  - A tie between “more tables and benches” and “more plantings and flowers” (81.6%)
  - A splash pad (78%)
  - A toddler play area (75.7%)



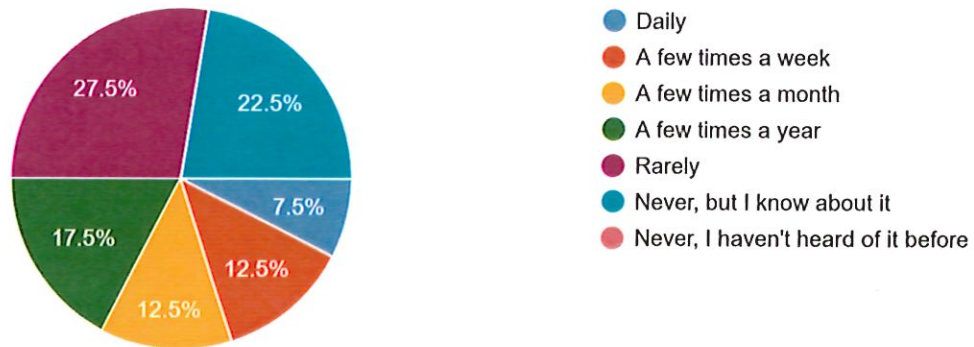
## Summary of Ullery Park Survey Responses:

### Total Responses:

27	physical canvassing of the neighborhood within ½ mile (10 minute walk) of Ullery Park
8	QR code door-hanger online survey responses (English)
6	QR code door-hanger online survey responses (Spanish)
<b>41</b>	<b>TOTAL</b>

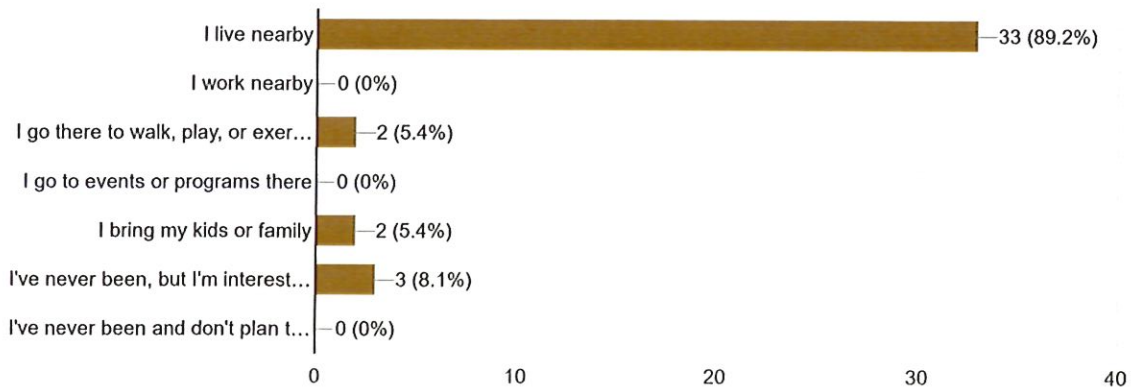
### How often do you go to Ullery Park?

40 responses



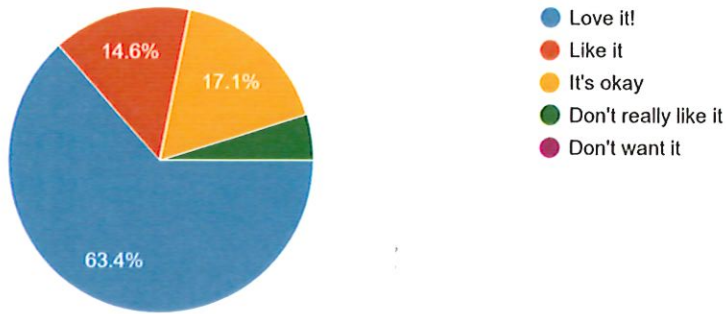
### What is your connection to Ullery Park? Please select all that apply.

37 responses



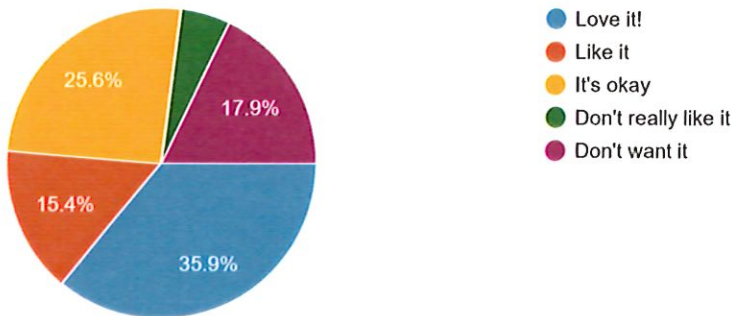
### How much do you like the idea of adding a small splash pad?

41 responses



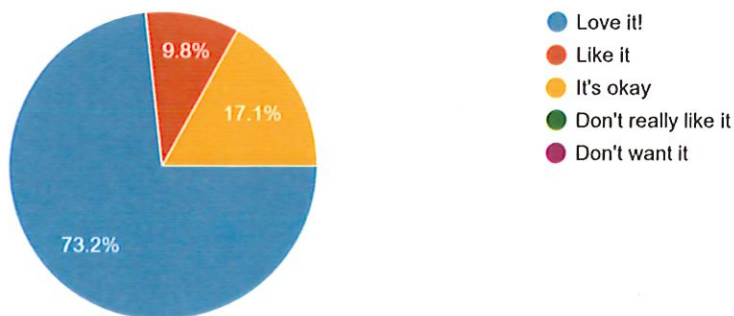
### How much do you like the idea of adding a parking lot?

39 responses



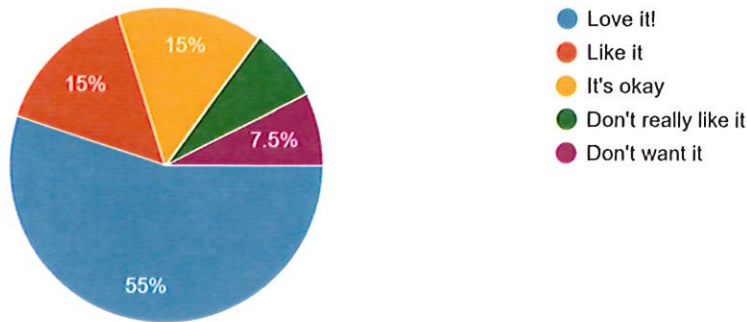
### How much do you like the idea of adding an outdoor shelter (a covered space with tables for picnics and events)?

41 responses



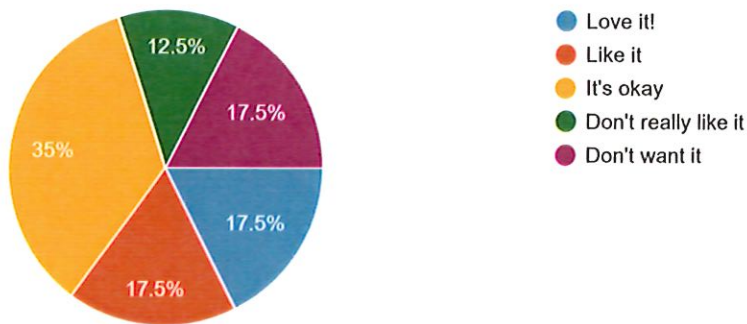
### How much do you like the idea of adding a basketball court?

40 responses



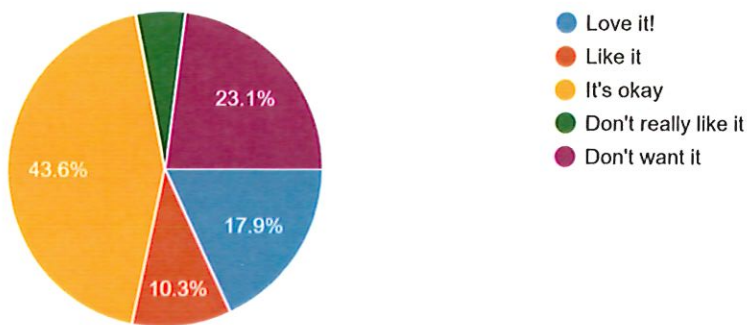
### How much do you like the idea of adding a tennis court?

40 responses



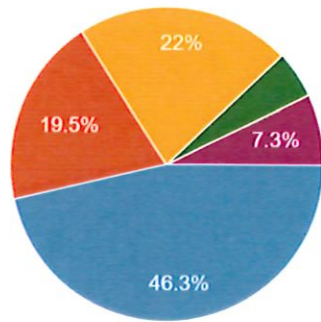
### How much do you like the idea of adding a pickleball court?

39 responses



### How much do you like the idea of adding a soccer field?

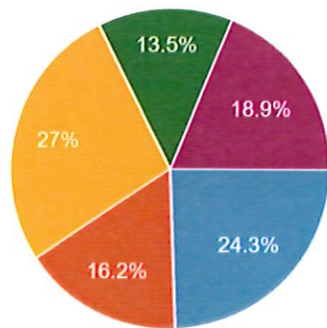
41 responses



- Love it!
- Like it
- It's okay
- Don't really like it
- Don't want it

### How much do you like the idea of adding a skate park?

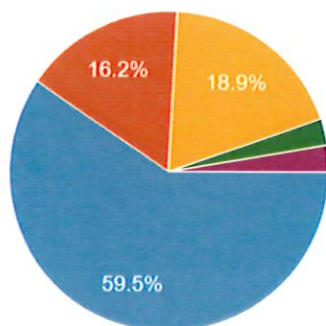
37 responses



- Love it!
- Like it
- It's okay
- Don't really like it
- Don't want it

### How much do you like the idea of adding a toddler play area?

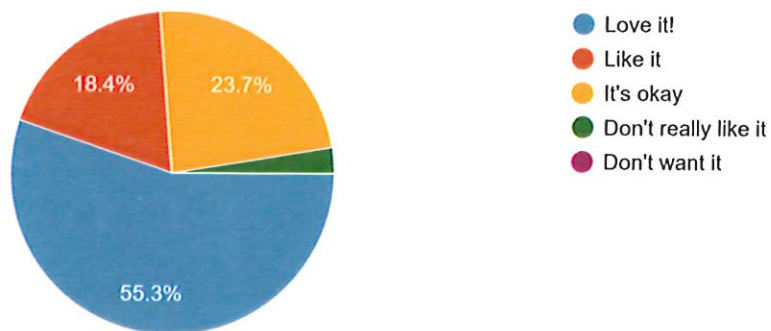
37 responses



- Love it!
- Like it
- It's okay
- Don't really like it
- Don't want it

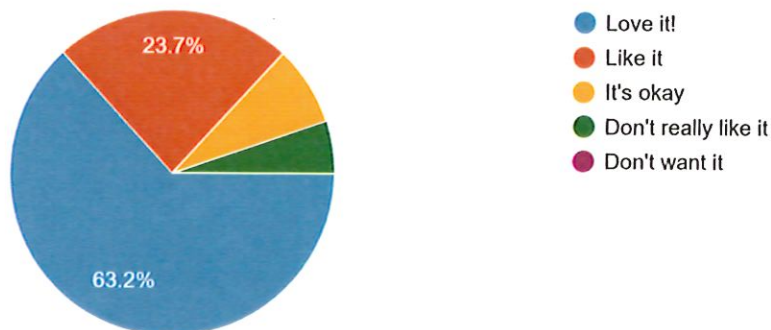
### How much do you like the idea of adding a outdoor exercise equipment?

38 responses



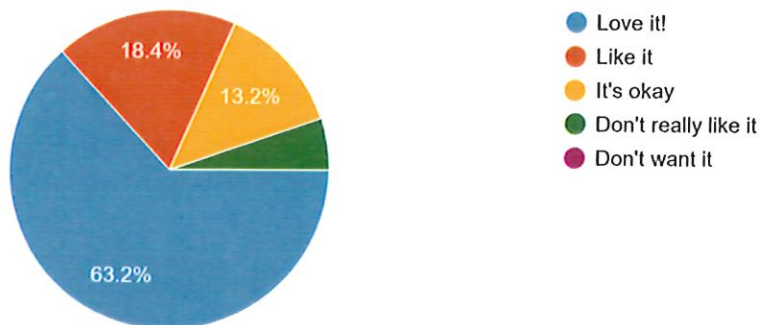
### How much do you like the idea of adding a field that could be used for events and gatherings?

38 responses



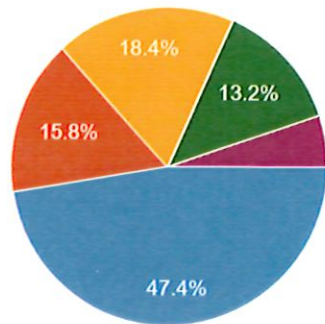
### How much do you like the idea of adding more benches and picnic tables?

38 responses



### How much do you like the idea of adding more trees?

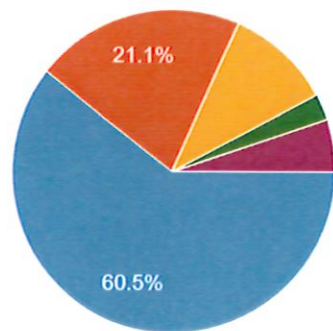
38 responses



- Love it!
- Like it
- It's okay
- Don't really like it
- Don't want it

### How much do you like the idea of adding more plants and flowers?

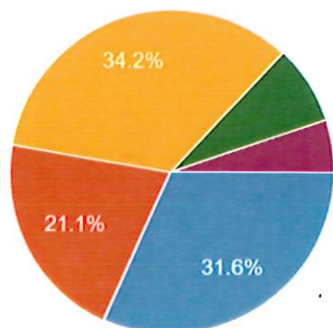
38 responses



- Love it!
- Like it
- It's okay
- Don't really like it
- Don't want it

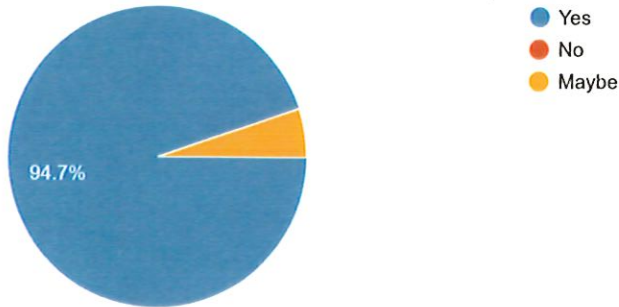
### How much do you like the idea of adding public art and statues?

38 responses

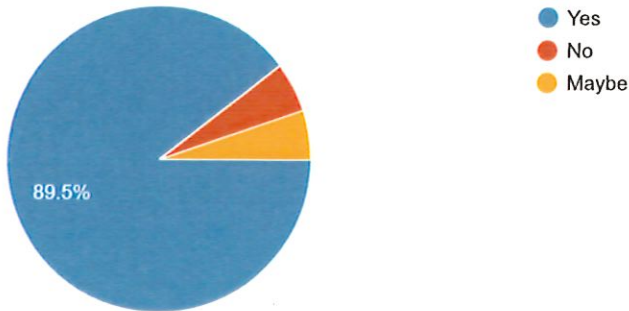


- Love it!
- Like it
- It's okay
- Don't really like it
- Don't want it

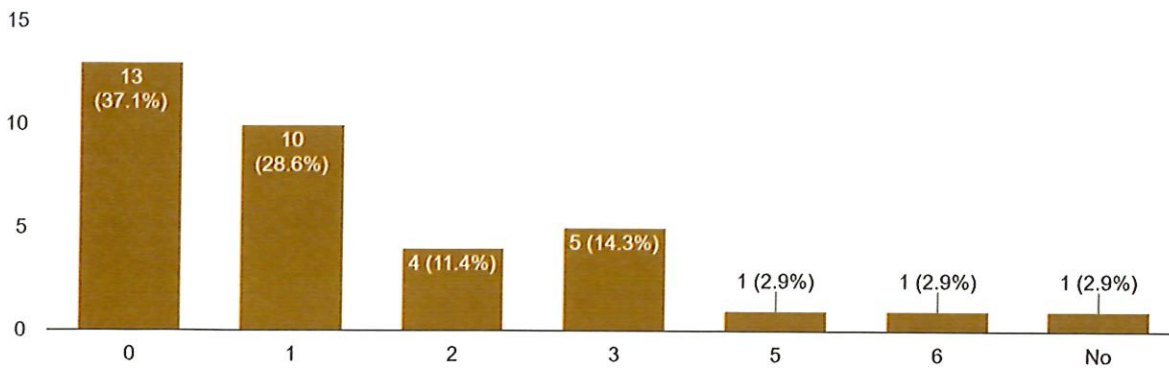
Would you visit Ullery Park more if the playground was better?  
38 responses



Would you visit Ullery park more if there were more lights at night?  
38 responses

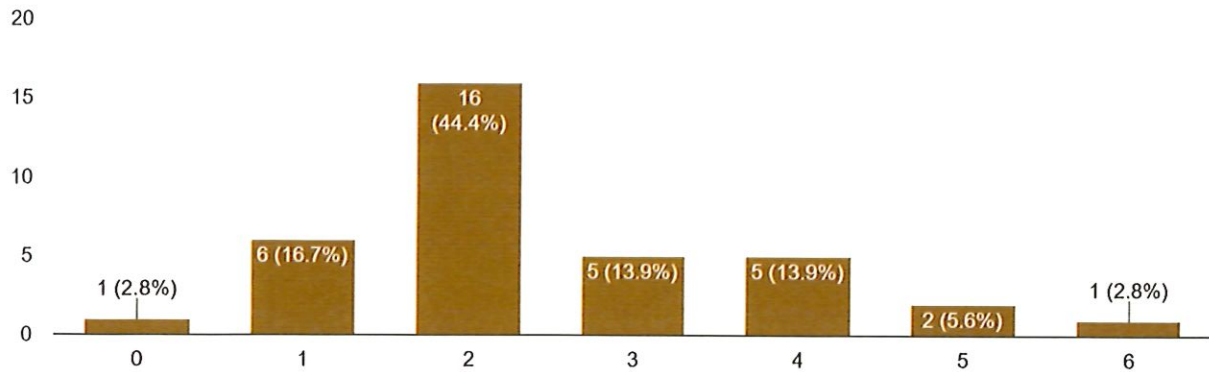


How many kids (under 18) live in your home?  
35 responses



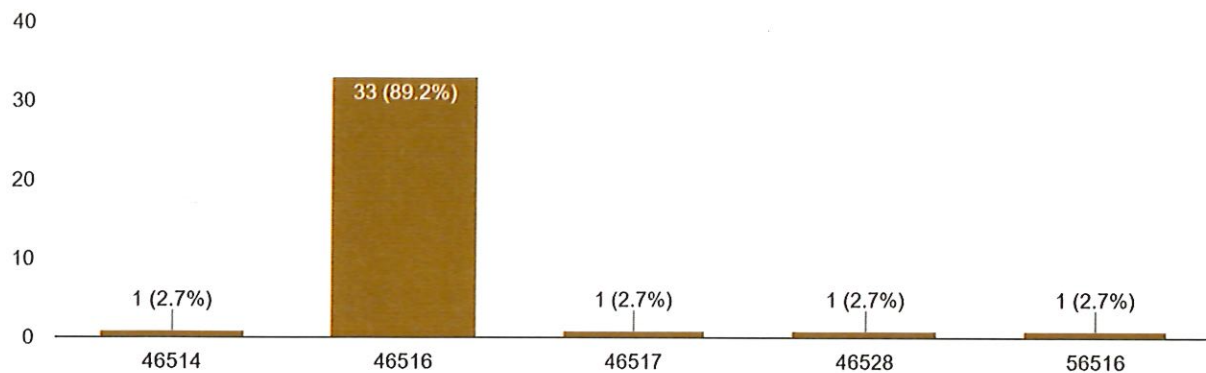
### How many adults (18 and older) live in your home?

36 responses



### What is your zip code?

37 responses



### What would make you, your family, or your neighbors use the park more?

- basketball court
- More safe
- Toddler swings, safety is key, walking path, fenced in
- More activities
- Trees, dog park, water fountain
- Family fun
- Well its just me but anything that would be fun for kids and keep them safe
- If they had electricity or other more fun stuff.
- Swinging benches for teens

Pavilion, small playable water feature, parking lot  
safer  
More community engagements  
When older ones stop coming through to fight. They come from outside neighborhood.  
more tables and chairs  
more benches and grills, protection, security  
Gazebo, splashpad  
lighting, benches, trees  
More light and security  
extra things for kids to play like splash pad  
my friends  
More creative games. A bit unsafe because it is too dark.  
cameras and patrols  
More safety, parking  
More events, more info online when public events held  
Safety, security  
Safety, more handicap access, kinds stuff, grills, volleyball net  
Soccer Field  
Take the kids to play.  
More people bringing there pets should have an event with animals  
basketball court, lights, water fountain  
If they was less violence in the neighborhood  
family gatherings  
places to sit and grill, pavilion



City of Elkhart

# Staff Report

Planning & Zoning

**Petition:** 26-SI-04

**Petition Type:** Staff Item - Addressing

**Date:** April 6, 2026

**Petitioner:** City of Elkhart Planning & Zoning Department

**Site Location:** City of Elkhart

**Plan Commission Action:**

Approval of proposed addresses for the City of Elkhart.

## 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**

301 McDowell Street	New Single-Family Dwelling	20-02-29-454-001.000-027
707 Christian Avenue Unit 101 & 102	New Two-Family Dwelling	20-06-17-179-013.000-012

**Residential Subdivision**

2751 Old US Highway 20 West Unit 101-114	New Residential Development	20-02-34-253-027.000-027
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**Commercial**

3699 South Main Street	New Service in Easement	20-06-22-427-009.000-011
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**Industrial**

1000 Oak Street	New Industrial Building
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## Recommendation

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