

**AGENDA**  
**CITY OF ELKHART PLAN COMMISSION**

**MONDAY, JUNE 1, 2026 AT 1:45 P.M.**  
**COUNCIL CHAMBERS – MUNICIPAL BUILDING**

This meeting can also be accessed electronically via Teams.

To join, go to <https://teams.microsoft.com/meet/246222684156062?p=AjCvmp5FECoru4R6by>, enter **246 222 684 156 062** as the meeting number and “**Ym39ub9C**” as the password. Attendees may preregister or enter during the meeting. Comments and questions 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, MAY 2026**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **NEW BUSINESS**

**26-PUDA-03 PETITIONER IS LaVanture Realty Inc. (Richard LaVanture)**  
**PROPERTY IS LOCATED AT 3806 Gallatin Way**

**\*\*Rules and Procedures for the Plan Commission\*\***

6. **STAFF ITEMS**

**26-SI-05**

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

7. **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, May 4, 2026 - Commenced at 1:45 P.M. & adjourned at 1:57 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**

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

**MEMBERS ABSENT**

None

**REPRESENTING THE PLANNING DEPARTMENT**

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

**LEGAL DEPARTMENT**

Maggie Marnocha, Corporation Counsel

**TECHNOLOGY STAFF**

Ian Irizarry

**RECORDING SECRETARY**

Carla Lipsey

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion to approve by Lawson; Second by Murray. Voice vote carries.

**APPROVAL OF PROOFS OF PUBLICATION**

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

**26-ANX-01 PETITIONER IS Northland & Reedy LLC**

**PROPERTY IS LOCATED AT 24481 County Road 6 and the adjoining parcel to the east**

As prescribed by Section 29.11.B, a request to annex three (3) parcels located at the north end of County Road 6 and land containing approximately 37.097 acres.

To also rezone the 37 acres of land contained within the petition from A-1, Agriculture District, to M-1, Limited Manufacturing District.

**STAFF ANALYSIS**

This staff report is being prepared for annexation petition 26-ANX-01 to annex approximately 37.097 acres of land generally at the intersection of County Road 6 and Northland Drive, Elkhart, Indiana 46514, Osolo Township, Elkhart County.

The property contained in the petition has a single-family structure and some small outbuildings on the site.

The land is surrounded by vacant land to the west; residential land uses also to the west and industrial to the east. The site is generally north of the major transportation corridor - County Road 6. The land is to be developed as storage yard for RV frames as well as a future building expansion. The storage yard will be developed first. No date for future construction of the building is provided but it is noted that construction will commence once market demands are warranted.

The property is currently zoned in Elkhart County as A-1, Agriculture District and as a part of the annexation request is a rezoning request from the current agriculture zoning in Elkhart County of A-1 to M-1, Limited Manufacturing District. The proposed zoning will be consistent with the industrial zoning to the south and east.

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 37 acres. The territory to be annexed is 27.67% contiguous to the city limits, more than the 12.5% contiguous to the current City limits as required in Indiana Code.

As identified in the Fiscal Plan prepared by Baker Tilly, the annexation will not result in any additional cost to the city as a result of the annexation.

#### 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 industrial.
3. The current conditions and the character of current structures and future structures (storage lot and new building) are 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.

Trotter states that 9 letters were mailed, with 1 returned in favor and 1 not in favor.

Schaffer asks if there are questions from the Commission.

Mishler states, I know it is being rezoned for manufacturing purposes, and I want to understand what it will be used for.

Trotter states that the first phase will involve storage yards for the frames they manufacture, followed by a move into the RV industry, and a second building will be constructed on the north end of the property.

Schaffer calls the petitioner forward.

Debra Hughes from Surveying and Mapping, located at 2810 Dexter Drive, is representing the petitioner. Joining her is Ron Belschner from Norco, the project manager. The property is owned by Northland and Reedy. The short-term use of framed storage is needed to store frames that are produced on-site before they are shipped out. This arrangement is intended to be temporary until the northern portion of the site is developed further—this includes expanding their building and creating additional parking and features in that area.

The southern portion of the property, which has frontage on County Road 6, is not expected to change. However, they do need to annex the property so that it can be used in conjunction with the property at 3300 Reedy Drive, located at the northeast corner.

Mishler inquires whether the property is currently connected to city utilities or has any plans to be connected in the future.

Hughes responded that they will consider it in the future if they add an additional building on the north end of 3300 Reedy Drive, and any future building will also be connected.

Jones inquires about the type of surface that will be used for the frames.

Hughes states that grass and other vegetation are suitable for lightweight frames.

Jones continues to ask if the City Code requires the frames to be on a paved surface.

Hughes replies that vehicles are, yes, but frames are not considered a full vehicle. If this were a car parking lot, it would need to be paved.

Schaffer stated that more details will be provided in the Tech Review with the planning staff.

Mishler asks whether the frames will consist solely of metal without any fluids.

Ron Belschner, 2800 Northland Drive: the frame is a bare frame with no liquids, axles, or grease.

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

Dan Madison, 2439 County Road 6, is opposing, as it depreciates the property value.

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Mishler mentioned that today's review focuses on the code and ensures that this is not the final decision regarding the annexation. The Common Council will ultimately make this decision, and you are welcome to speak before the entire council.

Osborne asks Eric if this is a request for rezoning and annexation. Have we done this before.

Eric replied, yes, we have both the annexation and the rezoning, which are coupled together.

Osborne stated that if we send a recommendation to pass, it will be for both of them.

Eric confirmed that it is correct.

Jones makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Mishler. Motion carries.

Boecher-Yes

Osborne-Yes

Jones-Yes

Newbill-Yes

Lawson-Yes

Murray-Yes

Mishler-Yes

Schaffer-Yes

**ADJOURNMENT**

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

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Jeff Schaffer, President

Diana Lawson, Secretary

DRAFT

**LEGAL NOTICE #26-PUDA-03**

Hearing on proposed Major Planned Unit Development Amendment #26-PUDA-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, JUNE 1, 2026, at 1:45 P.M.** concerning the following request:

A public hearing will be conducted on Planned Unit Development Amendment #26-PUDA-03.

**Petitioner:** LaVanture Realty Inc. (Richard LaVanture)

**Request:** Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add "Small Day Program for Young Adults with Disabilities" to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses.

**Location:** 3806 Gallatin Way

**Zoning:** DPUD, Detailed Planned Unit Development – M-1, Limited Manufacturing District Standards

This meeting can also be accessed via Teams. To join, go to: <https://teams.microsoft.com/join/246222684156062?p=AjCvmp5FE-Coru4R6by>, enter 246 222 684 156 062 as the meeting number and "4oT6F7q7" as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to [Carla.Lipsey@cityofelkhartin.gov](mailto:Carla.Lipsey@cityofelkhartin.gov) prior to the meeting.

**LEGAL DESCRIPTION:**

LOT 11, THE EAST 60 FEET OF LOT 10 AND THE NORTH 60 FEET OF LOT 12, AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF REMINGTON PARK D.P.U.D.-M-1, R-1 SECTION 4, RECORDED IN PLAT 28, PAGE 53 IN THE OFFICE OF THE RECORDED [sic] OF ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 88°25'06" WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 60.00 FEET; THENCE NORTH 01°48'39" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 11 A DISTANCE OF 728.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10 THENCE EASTWARDLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 34,527.48 FEET AND ALONG THE NORTH LINE OF SAID LOT 10 AND THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 819.50 FEET (CHORD: SOUTH 89°56'35" EAST- 819.48 FEET) TO THE NORTH-EAST CORNER OF SAID LOT 11; THENCE SOUTH 01°40'48" WEST ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 390.06 FEET TO A CORNER OF SAID LOT 11, THENCE NORTH 88°18'29" WEST ALONG A SOUTH LINE OF SAID LOT 11 A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°40'48" WEST ALONG THE EAST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOT 12 A DISTANCE OF 460.57 FEET THENCE NORTH 88°25'06" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 585.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE NORTHEASTWARDLY ALONG THE WEST LINE OF SAID LOT 12, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 10.49 FEET (CHORD: NORTH 39°09'05" EAST-10.47 FEET); THENCE ALONG THE EAST LINE OF SAID LOT 12 AND ALONG THE SOUTHERLY LINE OF SAID LOT 11, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND AN ARC LENGTH OF 232.38 FEET (CHORD: NORTH 43°36'05" WEST-149.97 FEET); THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 11, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 38.35 FEET (CHORD: SOUTH 69°36'32" WEST-37.42 FEET) TO THE PLACE 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 15th day of May 2026, by the City of Elkhart, Plan Commission.

Publication Date: 5/22/2026

**0100 ANNOUNCEMENTS**



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**HAVING A  
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advertise here

**NOTICE OF CO**

TO: Premier Housing Corporation  
Indiana corporation

The Town of Bristol, Indiana (th of the overall construction of a j Drive to Bloomingdale Drive will need to acquire the following re S. Division Street, Bristol, India 403-025.000-031 and 20-03-27 "Property") from you.

The Town has made you a form on file in the Clerk's Office in th pick up the offer. If you do not r offer within thirty (30) days of 0 condemn the property.

Dated May 20, 2026.

**LEMONADE**





City of Elkhart

# Staff Report

Planning & Zoning

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**Petition:** 26-PUDA-03

**Petition Type:** Major Amendment to PUD

**Date:** June 1, 2026

**Petitioner:** LaVanture Realty, Inc. (Richard LaVanture)

**Site Location:** 3806 Gallatin Way

**Request:** Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add “Small Day Program for Young Adults with Disabilities” to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses.

**Parcel numbers:** 20-02-24-352-002.000-027  
20-02-24-352-005.000-027  
20-02-24-352-007.000-027

**Existing Zoning:** DPUD – Detailed Planned Unit Development (M-1, Limited Manufacturing Uses)

**Size:** +/- 15 Acres

**Thoroughfares:** Gallatin Way

**School District:** Elkhart Community Schools

**Utilities:** Available and provided to the site.

**Plan Commission Action:** Recommendation to Common Council to either approve, deny or make no recommendation - with or without additional conditions

**Surrounding Land Use & Zoning:**

Properties surrounding the property to the north is the Indiana Toll Road. Properties to the west and south are industrial located within the Remington Park PUD. Land generally to the east is low density residential located in Elkhart County.

**Applicable Sections of the Zoning Ordinance:**

See enumerated in request.

**Comprehensive Plan:**

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



## Staff Analysis

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add “Small Day Program for Young Adults with Disabilities” to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses.

The petitioner is requesting to add a Small Day Program for Young Adults with Disabilities. The additional programming space will be developed above existing office space within the building at 3806 Gallatin Way. The size of the newly created mezzanine space will be approximately 1750 square feet. Amenities included in the area will encompass three (3) gathering areas and a lift will be installed to facilitate the safe movement of the clients to and from the second floor. Restroom facilities are found directly below the newly constructed mezzanine area. Drop off and pick up will occur on the north side of the building adjacent to the employee parking area.

This day program will be utilized by the petitioner’s two sons plus two additional clients along with four to five care givers. This day program is proposed to be small in scale. There will be no exterior modification to the building, low volume of additional traffic and no discernable impact on any surrounding property. This use is

envisioned to be temporary while the program is being established with plans to relocate to a suitable residential or academic-style facility as soon as possible.

The day program's activities will be structured and designed to build practical life skills and foster greater independence. Examples of such are practical math and reading skills practiced through real life scenarios like grocery shopping and skills development to help communication with peers. Basic food preparation and kitchen safety, personal hygiene and targeted support for bathroom independence and self-care are other learning skills tailored for each client.

## Recommendation

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The Staff recommends approval of the Major Amendment to the Planned Unit Development per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add "Small Day Program for Young Adults with Disabilities" to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses, based on the following findings of fact:

- 1) The Comprehensive Plan calls for this area to be developed with industrial land uses. The proposed Small Day Program for Young Adults with Disabilities is proposed for the interior of the building over existing office space and should have no negative impact to the surrounding properties.
- 2) The proposed addition of the Small Day Program for Young Adults with Disabilities use, should not impact the other permitted uses approved for this PUD or have a substantial negative effect on the surrounding uses.
- 3) The proposed addition of the Small Day Program for Young Adults with Disabilities will not violate any of the current development conditions for the M-1, Limited Manufacturing District. The proposed use will not cause any vibration, produce an emission of toxic matter, or be injurious to the human health, comfort or enjoyment to life and property within the area of the Planned Unit Development.

# Photos

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## Attachments

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Petition, appeal letter, site plan.

PETITION #: 26-PUDA-03

FILING FEE: \$ 200.00

### PETITION to the PLAN COMMISSION

**PETITION TYPE: MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT**

Property Owner(s): LAVANTURE REALTY INC (RICHARD LAVANTURE)

Mailing Address: 3806 GALLATIN WAY ELKHART, IN 46514

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: RICHARD LAVANTURE

Mailing Address: 3806 GALLATIN WAY ELKHART, IN 46514

Phone #: [REDACTED] Email: [REDACTED]

Subject Property Address: 3806 GALLATIN WAY ELKHART, IN 46514

Zoning: DPUD M1

Present Use: WAREHOUSE / DIST. Proposed Use: WAREHOUSE / DIST + TEMP. CARE SPACE

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): RICHARD LAVANTURE

SIGNATURE(S):  DATE: 4/23/2020

**STAFF USE ONLY:**

**Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission 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", 25 copies must be submitted.
- Any other information listed in the Instructions and Filing Procedure for this type of Petition.

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

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

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

Date: April 22, 2026

TO: Honorable Members of the Plan Commission  
and City Council  
City of Elkhart, Indiana

RE: Major Planned Unit Development  
Amendment

The undersigned petitioner respectfully shows the Plan Commission and Council:

1. LaVanture Realty Inc (Richard LaVanture) is the owner of the following described real estate located within the City of Elkhart, Osolo Township, Elkhart County, State of Indiana, to-wit:

LEGAL DESCRIPTION

LOT 11, THE EAST 60 FEET OF LOT 10 AND THE NORTH 60 FEET OF LOT 12, AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF REMINGTON PARK D.P.U.D.-M-1, R-1 SECTION 4, RECORDED IN PLAT 28, PAGE 53 IN THE OFFICE OF THE RECORDED [sic] OF ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 88°25'06" WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 60.00 FEET; THENCE NORTH 01°48'39" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 11 A DISTANCE OF 728.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10 THENCE EASTWARDLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 34,527.48 FEET AND ALONG THE NORTH LINE OF SAID LOT 10 AND THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 819.50 FEET (CHORD: SOUTH 89°56'35" EAST-819.48 FEET) TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 01°40'48" WEST ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 390.06 FEET TO A CORNER OF SAID LOT 11, THENCE NORTH 88°18'29" WEST ALONG A SOUTH LINE OF SAID LOT 11 A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°40'48" WEST ALONG THE EAST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOT 12 A DISTANCE OF 460.57 FEET THENCE NORTH 88°25'06" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 585.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE NORTHEASTWARDLY ALONG THE WEST LINE OF SAID LOT 12, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 10.49 FEET (CHORD: NORTH 39°09'05" EAST-10.47 FEET); THENCE ALONG THE EAST LINE OF SAID LOT 12 AND ALONG THE SOUTHERLY LINE OF SAID LOT 11, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND AN ARC LENGTH OF 232.38 FEET (CHORD: NORTH 43°36'05" WEST-149.97 FEET); THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 11, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 38.35 FEET (CHORD: SOUTH 69°36'32" WEST-37.42 FEET) TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

2. The above described real estate presently has a zoning of DPUD M1 under the Zoning Ordinance of the City of Elkhart.
3. Petitioner presently occupies the above described property in the following manner:

Petitioner occupies the above described property as a corporate headquarters for LaVanture Products, a warehousing and distribution company for components servicing the recreational vehicle and boating industries.

The proposal is to buildout a space within the existing footprint on an existing mezzanine space currently used as storage. This space will be used to house day programming for approximately four young adults with profound developmental disabilities. (Please see the attached letter for additional information.)

4. Petitioner desires to amend said PUD for the following purpose.
5. Using the standards from Page 4, address each standard.
  - a. Is in accordance with the Comprehensive Plan  
*The proposed additional allowable use would be in addition to the comprehensive plan.*
  - b. Encourages innovations in development and/or redevelopment  
*Adding this new use, which is not currently served in the development, would be an innovative use of space for the special need.*
  - c. Fosters in safe, efficient, and economic use of the land, transportation, public facilities and services  
*This use fosters the safe and efficient use of land and public facilities and services as there is no new exterior construction or impact on public facilities and services.*
  - d. Facilitates the provision of adequate public services such as transportation, water, sewer, storm, drainage, electricity, and public parks  
*There will be no impact to transportation, water, sewer, storm, drainage, electricity or public parks.*
  - e. Avoids the inappropriate development of lands and provide for adequate drainage and reduction of flood damage  
*There is no impact on drainage or flood damage.*
  - f. Encourages patterns of land use which decrease trip length of automobile travel and encourage trip consolidation  
*Trip consolidation is not a factor with the small number of occupants in the space.*
  - g. Minimizes adverse environmental impacts of development  
*There are no adverse environmental impacts of development.*
  - h. Improves the design, quality, and character of new development  
*No changes to design, quality or character of new development as this is an interior use.*
  - i. Fosters a more rational pattern of relationship between residential, business and industrial uses  
*There are no relationships affected by this use.*
  - j. Protects existing neighborhoods from harmful encroachment by intrusive or disruptive development  
*There is no external development so existing neighborhoods and the business park are protected.*

WHEREFORE, Petitioner prays and respectfully requests a hearing on this appeal and that after such hearing, the Plan Commission make a do pass recommendation and the Council, after hearing, pass on amending the PUD as described in this petition.


Signature of Property Owner: 

Printed Name: \_\_\_\_\_ Richard LaVanture \_\_\_\_\_

Contact Person: \_\_\_\_\_ Andrew Harman \_\_\_\_\_

Name: \_\_\_\_\_ Andrew Harman \_\_\_\_\_

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

Phone number where you can be reached: \_\_\_\_\_  \_\_\_\_\_

Email: \_\_\_\_\_  \_\_\_\_\_



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**INNOVATIVE PRODUCTS FOR CHALLENGING APPLICATIONS**

April 21, 2026

The Honorable Mayor Rod Roberson and Members of the Common Council City of Elkhart  
229 South Second Street  
Elkhart, IN 46516

**Re: Request for Temporary Waiver of Planned Unit Development (PUD) Restrictions at 3806 Gallatin Way, Elkhart, IN 46514 – Proposed Small Day Program for Young Adults with Disabilities**

Dear Mayor Roberson and Members of the Common Council:

I am writing as the owner of Lavanture Products Company, a family-owned business that has proudly operated in Elkhart since 1969. Our facility at 3806 Gallatin Way is currently zoned for industrial use only under the existing Planned Unit Development. I respectfully request a temporary waiver or amendment to the PUD to allow very limited additional use of the mezzanine space in our office area for a small day program serving young adults with profound developmental disabilities.

This request comes from the heart. My son is turning 18 this year. Born with severe epilepsy, he suffered tens of thousands of seizures a day as an infant and underwent a hemispherectomy at just one year old. He lives with profound autism and has received intensive Applied Behavior Analysis (ABA) therapy since he was four. His current ABA center is shutting down, leaving him—and many other young adults like him—without a safe place to go. The public school system, while technically still obligated to provide a Free and Appropriate Public Education, is simply not designed to serve young people with needs as profound as my son's.

These young people are falling into a painful gap: they require a structured, nurturing environment to continue the therapies and routines that bring stability and dignity to their lives, yet appropriate options are extremely limited.

Participants in this small day program will engage in meaningful, structured activities carefully designed to build practical life skills and foster greater independence. These will include functional academics—such as practical math and reading skills practiced through

Mayor Rod Roberson  
Wednesday, April 22, 2026

real-life scenarios like grocery shopping—as well as social skills development to help them communicate and interact positively with peers. The program will also emphasize basic food preparation and kitchen safety, personal hygiene routines, and targeted support for bathroom independence and self-care. Every activity will be highly individualized, delivered with patience, compassion, and the consistent ABA-based approaches that have proven so beneficial for my son and others like him.

The proposed day program would be extremely small in scale. The mezzanine space can safely accommodate **no more than 4 clients** at a time, supported by **4 to 5 caregivers**. There would be no exterior modifications, minimal additional traffic, and no impact on the surrounding industrial character of the area. This use would be strictly temporary—we intend to operate the program only while it is getting established, with plans to relocate to a more suitable residential or academic-style facility as soon as possible.

Elkhart has always been a community that takes care of its own. By granting this modest, time-limited waiver, you would offer hope and practical help to families who feel forgotten—hard-working families who simply want their adult children with disabilities to have a safe, meaningful place during the day.

I am happy to provide site plans, detailed program information, safety protocols, or any other documentation needed. I am also more than willing to appear before the Council or any committee to answer questions.

Thank you for your time, your compassion, and your consideration. Your support would mean the world to my family and to other families facing the same heartbreaking challenge.

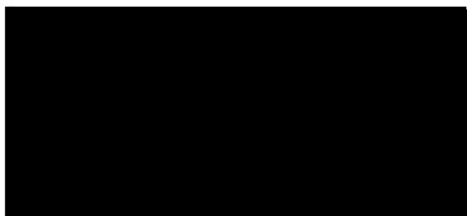
Sincerely,



Richard Lavanture

President

Lavanture Products Company







**RULES OF PROCEDURE  
ADVISORY PLAN COMMISSION  
ELKHART, INDIANA**

**ADOPTED BY RESOLUTION  
BY THE  
CITY OF ELKHART ADVISORY PLAN COMMISSION  
ON  
\_\_\_\_\_, 2026**

RULES OF PROCEDURE

ADVISORY PLAN COMMISSION  
ELKHART, INDIANA

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## RULES OF PROCEDURE

### ADVISORY PLAN COMMISSION ELKHART, INDIANA

Pursuant to the requirement of I.C. 36-7-4-401, the Advisory Plan Commission of Elkhart, Indiana, does hereby adopt the following rules, subject to the amendments from time to time of the state statutes referenced and incorporated herein:

#### ARTICLE I – PLAN COMMISSION MEMBERSHIP

##### Section 1. Membership of Plan Commission.

The state statute defining the membership of the Plan Commission is I.C. 36-7-4-207(a).

In a city having a park board and a city civil engineer, the city plan commission consists of nine (9) members, as follows:

- (1) One (1) member appointed by the city legislative body from its membership.
- (2) One (1) member appointed by the park board.
- (3) One (1) member or designated representative appointed by the city works board.
- (4) The city civil engineer or a qualified assistant appointed by the city civil engineer.
- (5) Five (5) citizen members, of whom no more than three (3) may be of the same political party, appointed by the city executive.

The state statute limiting the appointment of citizen members of the Plan Commission is I.C. 36-7-4-216.

#### ARTICLE II – OFFICERS

##### Section 1. Election of Officers.

At its first regular meeting each year, the Commission shall, from its membership, elect a president and vice president, and may elect a secretary. Each officer is to serve in such capacities during the period of their membership on the Commission for the balance of the calendar year. Upon resignation or replacement of any officer, as a member of the Plan Commission, the Commission shall elect a successor at its next regularly scheduled meeting.

##### Section 2. Duties of Officers.

- A. President. The president shall preside over the Commission meetings and on behalf of the Commission shall exercise general supervision over the affairs

of the Commission, including the execution of contracts and agreements, the appointment of committees and representatives (except at otherwise provided by statute, ordinance, or these rules), the determination of points of order and procedure, and the signing of all official documents.

- B. Vice President. The vice president shall have authority to act as president of the Commission during the absence or disability of the president.
- C. Secretary. In the event of the absence or disability of both the president and vice president, the Secretary shall preside, provided, however, the first and only item of business to be presented by such presiding officer shall be the election of a president pro tempore. In the event of the absence or disability of the secretary, the president of the Commission shall select a secretary pro tempore. All ministerial duties shall be performed by staff.

Section 3. Term of Officers and Entire Plan Commission.

- A. Term of Office. The state statute defining the term of office of the members of the Plan Commission is I.C. 36-7-4-217, for certain members and I.C. 36-7-4-218 for citizen members.
- B. Removal of Plan Commission Members. The state statute defining the process for removing Plan Commission members is I.C. 36-7-4-218, except that an appointed member that misses three consecutive regular meetings of the Plan Commission may be treated as if the member has resigned at the discretion of the appointing authority pursuant to I.C. 36-7-4-220.
- C. Vacancies on the Plan Commission. The state statute defining the process for appointing a vacancy on the Plan Commission is I.C. 36-7-4-220.
- D. Alternate Member of the Plan Commission. The state statute defining the process for appointing an alternate member of the Plan Commission to serve upon the disqualification of a regular member of the Plan Commission is I.C. 36-7-4-220.

**ARTICLE III – MEETINGS**

Section 1. Date and Place of Meetings.

All meetings shall be conducted in accordance with I.C. 5-14-1.5, the Indiana Open Door Law, and any amendments thereto. On-site inspections of property involved in petitions before the Commission shall not be considered meetings, so long as they are done by individual members without a majority of the Commission present.

- A. Regular Meetings. Whenever the regular meeting date falls on an official holiday of the City, another date shall be selected. A schedule of all regular

meetings shall be published each year by the Plan Commission staff. All regular meetings shall be held at the City of Elkhart, Municipal Building, 229 S. Second Street, Elkhart unless another location is published.

- B. Special Meetings. The Commission may hold special meetings in accordance with I.C. 36-7-4-307 and any amendments thereto.
- C. Cancellations. Whenever there is a lack of business for Commission consideration, the president may dispense with a regular meeting. In such cases, the Commission staff shall give written notice to all members, and the news media shall be notified of such cancellation. Whenever it is determined that a quorum is not available for a regular or special meeting, the president may dispense with such meeting, and all business scheduled for such meeting will be automatically continued to the next regular or special meeting. In such cases, the Plan Commission staff shall give written or oral notice to the Commission members, those having business before the Commission, and to the news media. The president of the Commission also may dispense with a scheduled regular or special meeting in the event of natural disaster, snow emergency or similar causes. In such cases, the Plan Commission staff shall give written or oral notice to the Commission members and to those having business before the Commission, if possible, and the Plan Commission staff shall notify the news media of the cancellation. In the event of cancellation for any reason, the president may require renotification to interested parties, with such notice to be paid for by the petitioner or by the Commission, as the president deems appropriate.

Section 2. Conduct of Meetings.

- A. Majority. In accordance with I.C. 36-7-4-302, no action of the Commission is official unless it is authorized at a regular or special meeting by a majority, including any appointed alternate member, of the entire membership of the Plan Commission.
- B. Voting.
  - (1) Quorum. A quorum shall be required for a vote. A majority of the members of the Commission who are qualified to vote, including any appointed alternate member shall constitute a quorum. No business may be transacted and no public hearing may be opened at any meeting of the Commission unless a quorum is in attendance.
  - (2) Method. All votes of the Commission shall be decided by roll call vote.
  - (3) Disqualification of Member. The state statute defining when a Plan Commission member disqualification is I.C. 36-7-4-223. The state

statute defining the process for appointment of an alternate member of the Plan Commission to serve upon the disqualification of a regular member of the Plan Commission is I.C. 36-7-4-220.

- (4) Required vote. Except as provided in (3) above, all Commission members present shall vote on each matter for which a public hearing is held. An abstention for any other reason shall have the same effect as a negative vote.
- (5) Absentee. Absentee or proxy voting shall not be permitted. Members shall be present for the public hearing in order to be eligible to vote on any matter. In the event that a member is absent for part of a public hearing, such member's eligibility to vote on the matter shall be at the discretion of the presiding officer.

C. Commission Records

- (1) Responsibility. It shall be the duty of the Plan Commission staff to maintain all Commission files and records, including the official minutes of all meetings.
- (2) Minutes. The Plan Commission staff shall prepare an accurate record of all hearings and official actions of the Commission, and the minutes representing such record shall be made available within a reasonable time after such hearing or action to all members of the Commission. Upon approval by the Commission, copies of such minutes shall be maintained by the Commission staff and made available to interested parties. All signed minutes shall be forwarded to the City Clerk for inclusion into the Common Council record.
- (3) Public records. The records and files of the Commission shall be made available to the public under the provisions of I.C. 5-14-3, the Indiana Access to Public Records Law.

**ARTICLE IV – PUBLIC HEARINGS**

Section 1. Procedure.

A. Opening the Hearing.

The presiding officer shall call the item scheduled for public hearing and declare the public hearing open.

B. Order of Testimony.

The order of testimony shall be as follows:

1. Background (Presentation by staff)
2. Presentation of request by petitioner
3. Comments and questions by members of the audience and Commission
4. Rebuttal by petitioner
5. Summations by presiding officer

C. Closing the Hearing.

After all the public comments have been heard under the rules of this section, the presiding officer shall declare the hearing closed and shall call for a motion. Any motion which has been made and seconded is open for discussion by the Commission members, but such motion is closed to discussion by the public unless the presiding officer specifically allows such discussion. The presiding officer shall have the authority to limit such discussion by the public or the Commission members.

D. Voting.

Each motion on a matter requiring a public hearing shall be made in accordance with the provisions of Article III, Section 2, B, of these rules.

Section 2. Conduct.

A. Representation.

The petitioner may appear in person, by agent or attorney, and present any supporting witnesses, evidence, statements and arguments in favor of the request. Remonstrators and persons in favor of the request may appear in person, by agent or by attorney, and present witnesses, evidence, statements and arguments.

B. Commission Representation.

The Commission members shall be provided adequate opportunity to examine witnesses and question any evidence, statements and arguments in the interest of a fair hearing.

C. Identification.

All persons wishing to be heard on any matter in a public hearing must stand before the Commission and provide their names and addresses for the record.

D. Commentary Addressed to Commission.

All commentary at a public hearing shall be addressed to the Commission through its presiding officer. Such commentary shall not be permitted between opposing parties.

E. Authority of Presiding Officer.

The presiding officer shall have the authority to prohibit repetitious and irrelevant testimony. Either before or during the public hearing, the president may set reasonable time limits on the time allowed for presentation by each interested person in a manner that is reasonable and fair to all concerned.

F. Orderly Conduct.

Every person appearing before the Commission shall abide by the order and direction of the presiding officer. Discourteous, disorderly or contemptuous conduct shall not be tolerated, and the presiding officer may take such action as is deemed necessary to prevent such conduct.

G. Continuance.

The Commission may, at their sole discretion, continue or postpone the public hearing in any case.

## ARTICLE V – DISPOSITION OF PETITIONS

Section 1. Motions.

The final disposition of any petition duly filed and brought before the Commission shall be in the form of a motion, properly adopted, specifically setting forth such disposition. If no “second” is received on the disposition, there shall be no discussion and the petition is rejected.

Section 2. Dismissal.

A. Want of Prosecution.

The Commission may dismiss a petition if the petitioner or authorized representative does not appear to present and speak in favor of a petition or if such petition has been improperly filed.

B. Lack of Jurisdiction.

The Commission shall dismiss a petition if it finds it has no jurisdiction over such matter.

Section 3. Withdrawal.

A. Without Prejudice.

Any petition may be withdrawn without prejudice provided a written request for withdrawal signed by the petitioner or an authorized representative is received by the Commission's staff at least seven days before the scheduled hearing.

B. With Prejudice.

Any request for withdrawal made less than seven days before the scheduled hearing may be granted or denied by the Commission. Such request may be in writing or oral and must state the reasons for the request. If the Commission votes to permit withdrawal, the petition shall not again be placed on the agenda for hearing within a period of three months from the date of the originally scheduled hearing, except upon a motion duly adopted by a majority of the members of the Commission to permit such rescheduling.

C. Not Permitted.

No petition may be withdrawn after a motion has been made and seconded and a vote has been ordered by the presiding officer.

Section 4. Amendment.

A. Increased Density or Intensity.

No petition can be amended in a manner which increases the intensity of use (e.g., adds additional lots or land, changes to a zoning district permitting more uses or more intensive uses) after the filing deadline. Any such amendment request will result in postponing the scheduling of the petition for one month. If notice in accordance with Article VI has already been given, the item as amended shall be re-advertised and new notice given to interested parties. The petitioner shall be required to pay the costs of such re-advertising and renotification.

B. Decreased Density or Intensity.

It shall be within the discretion of the Commission to approve a petitioner's request to amend the petition in a manner which decreases the intensity of use (e.g., removes lots or land, changes to a zoning district which are more restrictive). Any interested parties may be heard on the subject of such amendment. The Commission may require such amended petition to be continued and may require re-advertising and renotification in the interest of providing a fair and adequate hearing.

Section 5. Continuanace.

A. Requests by Interested Party.

Any interested party may request a continuance in writing prior to the hearing and/or orally at the beginning of the hearing. The party requesting such continuance shall be required to show good and sufficient cause for such continuance, and it shall be within the discretion of the Commission to grant or deny any such request.

B. Motion by Commission.

Any member of the Commission may at any time move to continue the hearing of any petition. Such a motion duly seconded and adopted shall continue the hearing to the time specified in the motion. The Commission may include in the motion specific instructions for re-advertising and/or renotification of interested parties. If such renotification is required, the petitioner may be required to pay the costs associated therewith.

Section 6. Approval.

A. Development Plans.

The Commission has the authority to approve development plans under the terms of the Zoning Ordinance. Such approval may be with or without conditions.

- (1) With Conditions. A motion to approve a petition may be conditional upon a petitioner's compliance with a requirement or requirements imposed by the Commission. Such condition(s) of approval shall be specifically stated and recited to the petitioner. The Commission may impose a time limit upon the fulfillment of any such requirement(s). The petitioner shall be required to notify the Commission of fulfillment of each requirement. In the event any condition of the decision has not been fulfilled or the time for compliance has expired, the Commission shall issue a request to the petitioner to show cause why the decision should not be revoked and rescinded. The

Commission may investigate the matter and take such remedy as it deems appropriate.

- (2) Without Conditions. If there are no conditions imposed upon the approval of a petition, the president and secretary shall sign the permanent drawing(s) and shall direct the Secretary to affix the Commission's seal thereon.

B. Zoning Ordinance Amendments.

If the Commission recommends favorably upon a petition for amendment to the Zoning Ordinance, the president shall sign the certification recommending such amendment and direct the staff to forward it together with a report describing the Commission's action to the City Council for consideration.

C. Vacation of Plats.

The Commission has the authority to approve the vacation of plats in the manner prescribed in I.C. 36-7-3-10 and 36-7-4-711.

- (1) If 100% of the owners of land in a plat submit a written instrument declaring the plat, or portion of a plat, vacated, the Commission may approve the vacation of plat without notice and hearing pursuant to I.C. 36-7-3-10.

The approval of a vacation of plat may include the vacation of covenants in accordance with I.C. 36-7-4-714.

- (2) If less than 100% of the owners of land in a plat file a petition to vacate the plat with the Commission, approval of the vacation must be in accordance with I.C. 36-7-4-711. A hearing shall be granted not more than 30 days after receiving the petition to vacate, and hearing and notice procedures shall be as set forth in Article IV and VII.

The approval of a vacation of plat may include the vacation of covenants in accordance with I.C. 36-7-4-714.

Section 7 Disapproval.

A. Development Plans.

If the Commission finds that a petition does not meet the criteria and standards established by ordinance(s) for approval, it shall deny the request.

B. Zoning Ordinance Amendments.

If the Commission disapproves of a Zoning Ordinance amendment which has been referred to it for recommendation, the Commission shall direct the Plan Commission staff to forward its recommendation together with a report describing the Commission's action to the Common Council for consideration.

C. Vacation of Plat by Less than 100% of Landowners.

The Commission may disapprove a petition to vacate a plat filed by less than 100% of landowners in the plat in accordance with I.C. 36-7-4-711. A hearing shall be granted not more than 30 days after receiving the petition to vacate, and hearing and notice procedures shall be as set forth in Article IV and VII.

D. Refiling.

No petition for any amendment to the Zoning Ordinance which has been denied by the Common Council shall again be placed on the agenda for hearing within a period of one year from the date of such disapproval, unless the Commission finds that there is a substantial change in the petition or circumstances affecting the petition, in which case the matter may again be placed on the agenda only if a motion to permit rescheduling is duly adopted by the Commission.

## ARTICLE VI – FILING PROCEDURES

Section 1. Subject Jurisdiction.

Any party requesting approval of a development plan, vacation of a street or alley, change in zoning or any other matter for consideration by the Commission shall file an application, petition or appeal with the Plan Commission within the time period allowed by law or these rules.

Section 2. Filing Application.

Petitions shall be filed with the Commission in legible form at least twenty-eight days prior to the date of the hearing to be held by the Commission and shall be accompanied by such information as required by applicable ordinances.

Section 3. Eligible Applicants.

The owner(s) of property included in any petition before the Commission must consent to the filing of the application. Such consent may be evidenced by the owner's notarized signature on said application or by signature of a person having power of attorney authorizing such signature. In the case of property which is purchased under a land contract, the signatures of both the contractor purchasers and the contract sellers or their duly authorized agent shall be required.

**ARTICLE VII – NOTICE REQUIREMENTS**

Section 1. Published Notice.

After a petition has been duly filed, a published notice of public hearing shall be given at least ten days prior to the public hearing by one insertion of legal advertisement in a newspaper of general circulation in Elkhart County, Indiana. Proof of publication of the notice shall be furnished to the Commission prior to the public hearing. Notice of hearing shall contain the following information:

- A. Substance of the matter to be heard and description of proposed change in zone maps.
- B. General location by address or other identifiable geographic characteristic of the property.
- C. Name of the person or agency initiating the matter to be heard.
- D. Time and place of the hearing.
- E. Statement that the petition may be examined at the office of the Permit Center for the City of Elkhart.
- F. Statement that interested parties may offer an oral opinion at the hearing or may file written comments concerning the matter to be heard prior to or at the hearing, along with the address where such written comments may be filed prior to the hearing.
- G. That the hearing may be continued from time to time as may be found necessary.
- H. Any such information which may be required by law to be contained in such notice.

Section 2. Mailed Notice.

At least ten days prior to the public hearing, written notice containing the same information described in Article VII, Section 1, A-H above, shall be mailed by regular mail to the owners of all real property within 300 feet as determined by the transfer records of the Elkhart County Auditor's Office as of the date of filing the application. Other notices may be required by the Commission in particular circumstances.

Section 3. Evidence of Notice.

Proof of publications and personal appearance at the public hearing shall be considered evidence that notice has been given. Evidence of notice shall be provided to the Commission before the public hearing.

**ARTICLE VIII – COMMITTEES**

Section 1. Authority.

The president is hereby authorized to appoint standing and ad hoc committees to facilitate the work of or advise the Commission. Such committees may be comprised of Commission members only, or they may include other interested parties. A chairman shall be appointed for each committee by the committee, and reports on their assignments shall be made to the Commission. The president shall be an ex-officio member of any committee so appointed.

Section 2. Standing Committees.

The Commission may appoint standing committees from time to time.

Section 3. Ad Hoc Committees.

Ad hoc committees may be appointed from time to time to accomplish specific assignments. Once the assignment(s) has been completed or the time limit for the completion of such assignment(s) has expired, such committee shall be discontinued. Such committees may be appointed for the purpose of master plan revisions, zoning ordinance amendments, and other business of the Commission.

**ARTICLE IX – GENERAL**

Section 1. Amendments and Suspensions.

Amendments to these rules of procedure may be made by the Plan Commission at any meeting upon the affirmative vote of a quorum. The suspension of any rule or

procedure may be ordered at any meeting by the affirmative vote of a quorum when circumstances or justice warrant.

Section 2. Calculation of Time.

The calculation of any time specified in any section, clause, or provision of these rules shall be calculated pursuant to I.C. 36-7-4-1111:

In computing any period of time under this chapter, the day of the act, event, or default from which the designated period of time begins to run is not included. The last day of the computed period is to be included unless it is:

- (1) a Saturday;
- (2) a Sunday;
- (3) a legal holiday under an Indiana statute; or
- (4) a day that the office in which the act is to be done is closed during regular business hours.

A period runs until the end of the next day after a day described in subdivisions (1) through (4). If the period allowed is less than seven (7) days, intermediate Saturdays, Sundays, legal holidays, and days on which the office in which the act is to be done is closed during regular business hours are excluded from the calculation.

Section 3. Substantial Compliance.

If there is substantial compliance with these rules, any technical, non-material, or minor violation shall not void nor vacate the proceedings or actions of the Commission.

Section 4. Severability.

If any section, clause, provision, or portion of these rules shall be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of any other section, clause, provision or portion of these rules.

Section 5. Applicability.

These rules of procedure shall be applicable to all pending and future matters before the Commission.

**ARTICLE X – ADOPTION**

The foregoing Rules of Procedure of the City of Elkhart, Indiana, Advisory Plan Commission are hereby adopted by the affirmative vote of the Commission this XX day of XXXX, 2026.

AYES:

NAYS:

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ATTEST:

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Secretary to Advisory Plan Commission



# Staff Report

Planning & Zoning

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**Petition:** 26-SI-05

**Petition Type:** Staff Item - Addressing

**Date:** June 1, 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

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

**Residential**

1520 El Reno Street	New Single-Family Dwelling	20-06-07-327-017.000-012
1521 El Reno Street	New Single-Family Dwelling	20-06-07-326-014.000-012
1525 El Reno Street	New Single-Family Dwelling	20-06-07-326-015.000-012
1528 El Reno Street	New Single-Family Dwelling	20-06-07-327-018.000-012
1529 El Reno Street	New Single-Family Dwelling	20-06-07-326-016.000-012
1401 Strong Avenue	New Single-Family Dwelling	20-06-06-333-045.000-012
4908 County Road 6 East	Change of Addresses annexed Single Family Home	

**Residential Subdivision**

Boulder Run Subdivision

2324 Boulder Run	New Single-Family Dwelling	20-02-26-301-026.000-027
2320 Boulder Run	New Single-Family Dwelling	20-02-26-301-027.000-027
2316 Boulder Run	New Single-Family Dwelling	20-02-26-301-028.000-027

2312 Boulder Run	New Single-Family Dwelling	20-02-26-301-029.000-027
2306 Boulder Run	New Single-Family Dwelling	20-02-26-301-030.000-027
2210 Boulder Run	New Single-Family Dwelling	20-02-26-301-031.000-027
2204 Boulder Run	New Single-Family Dwelling	20-02-26-301-032.000-027
2116 Boulder Run	New Single-Family Dwelling	20-02-26-301-033.000-027
2114 Boulder Run	New Single-Family Dwelling	20-02-26-301-034.000-027
2108 Boulder Run	New Single-Family Dwelling	20-02-26-301-035.000-027
2018 Boulder Run	New Single-Family Dwelling	20-02-26-301-036.000-027
2012 Boulder Run	New Single-Family Dwelling	20-02-26-301-037.000-027
2002 Boulder Run	New Single-Family Dwelling	20-02-26-301-038.000-027
2211 Boulder Run	New Single-Family Dwelling	20-02-26-301-039.000-027
2119 Boulder Run	New Single-Family Dwelling	20-02-26-301-040.000-027
3520 Whisper Rock Court	New Single-Family Dwelling	20-02-26-301-041.000-027
3514 Whisper Rock Court	New Single-Family Dwelling	20-02-26-301-042.000-027
3518 Whisper Rock Court	New Single-Family Dwelling	20-02-26-301-043.000-027
3515 Whisper Rock Court	New Single-Family Dwelling	20-02-26-301-044.000-027
3517 Whisper Rock Court	New Single-Family Dwelling	20-02-26-301-045.000-027
3519 Whisper Rock Court	New Single-Family Dwelling	20-02-26-301-046.000-027
2001 Boulder Run	New Single-Family Dwelling	20-02-26-301-047.000-027
3522 Moonlight Place	New Single-Family Dwelling	20-02-26-301-048.000-027
3518 Moonlight Place	New Single-Family Dwelling	20-02-26-301-049.000-027
3516 Moonlight Place	New Single-Family Dwelling	20-02-26-301-050.000-027
3514 Moonlight Place	New Single-Family Dwelling	20-02-26-301-051.000-027
3515 Moonlight Place	New Single-Family Dwelling	20-02-26-301-052.000-027
3519 Moonlight Place	New Single-Family Dwelling	20-02-26-301-053.000-027
3523 Moonlight Place	New Single-Family Dwelling	20-02-26-301-054.000-027
1928 Boulder Run	New Single-Family Dwelling	20-02-26-301-055.000-027
1924 Boulder Run	New Single-Family Dwelling	20-02-26-301-056.000-027
1920 Boulder Run	New Single-Family Dwelling	20-02-26-301-057.000-027
1916 Boulder Run	New Single-Family Dwelling	20-02-26-301-058.000-027

**Commercial**

999 County Road 6 West	New Service in Easement	20-02-30-228-016.000-027
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**Industrial**

4908 Elkhart East Boulevard	New Industrial Building	20-02-25-226-004.000-027
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# Recommendation

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