

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

**MONDAY, JANUARY 5, 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 **2318 677 6883** 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@coei.org](mailto:Carla.Lipsey@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES, Nov. 2025 & Dec. 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**
5. **NEW BUSINESS**

**25-Z-04 PETITIONER IS Polly Properties, LLC**

**PROPERTY IS LOCATED AT 345 Country Club Drive and 1839 Cassopolis Street**

Per Section 29.11.B, Map Amendments, a request to rezone 345 Country Club Drive (pt 02-32-201-010 and pt 02-32-201-009) from R-3, Two Family Dwelling District to B-1, Neighborhood Business District. And to rezone 1839 Cassopolis Street (pt 02-32-201-010 and pt 02-32-201-009) and (02-32-201-013) from R-3, Two Family Dwelling District to B-3, Service Business District.

**25-PUDA-02R PETITIONER IS Emerson North Creek Development and Northern Investments, LLC**

**PROPERTY IS LOCATED AT VL Emerson Drive and Karen Drive**

Petitioner has filed to amend approved Plan Commission petition 25-PUDA-02 as 25-PUDA-02R which will amend the approved conceptual site plan by consolidating the drive access points to the project to Emerson Drive eliminating the Karen Drive auto access. The amended site plan addresses the condition placed by the Plan Commission.

The original request was: Per Section 20.4.B and 20.10.B.1, a Major Amendment to Planned Unit Development Ordinance 4143 and 4360 as a conceptual planned unit development, to add land not previously included in the Northfield Market PUD, approximately 16.62 acres to the PUD, to allow for the uses and the construction of: a 336 unit apartment complex (R-4, Multi Family Dwelling District) and a climate controlled self-storage facility (B-3, Service Business District). To also permit a minimum dwelling unit size of 550 square feet (for a studio) and 720 square feet (for one bedroom), where 750 square feet is the minimum dwelling unit size.

**26-PUDA-01 PETITIONER IS Elkhart Concord LLC**

**PROPERTY IS LOCATED AT 3701 South Main Street**

Per Section 20.10.B.2, Modifications to Approved Final Site Plan, by changing the density, which is a Major Amendment to the Concord Mall Planned Unit Development District, Ordinance 5029, to allow for the establishment of development parcels within the Planned Unit Development. The initial request will establish a parcel to be known as Lot 1 of the Elkhart Concord Planned Unit Development.

**26-TXT-01 PETITIONER IS City of Elkhart**

**PROPERTY IS LOCATED AT All properties located within the City of Elkhart**

The City of Elkhart seeks the review and adoption of updated language found in the Unified Development Ordinance (UDO).

6. **STAFF ITEMS**

**26-SI-01**

Approval of the proposed addresses for 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	March 6, 2023 – December 31, 2027	Mayor
Dan Boecher	January 2, 2024 – December 31, 2027	Mayor
Bil Murray	October 15, 2025- December 31, 2025	Park Board
Rochali Newbill	February 5, 2024 – December 31, 2027	Mayor