Minutes of Meeting

Elkhart Planning and Zoning Commission

September 14, 2026

The September 14, 2026, meeting of the Elkhart Planning and Zoning Commission was called to order at 6:00 p.m. by chairman Michael Kappos. Members present were Dan Fritz, Sean Gray, John Johnson, and Michael Kappos. Cameron Weaver was absent.

Johnson moved to approve the agenda as written, Fritz seconding. Motion carried, 4-0.

Johnson moved to approve the minutes of the July 13, 2026, meeting as submitted, Fritz seconding. Motion carried, 4-0.

The Commission discussed the possible elimination of the R-4 Mobile Home Park zoning from the City Code. City attorney Tom Henderson advised mobile home parks cannot be eliminated but can be restricted to Planned Unit Developments. He will draft an ordinance for future consideration. This was a discussion item only. No action was taken.

The Commission reviewed the annexation request from Kimberlly Development for the parcel adjacent to the north edge of Kimberley Woods. Concerns were raised regarding increasing demand on infrastructure. Fritz moved, Gray seconding, to recommend Council delay action until the October Council meeting to allow for additional information. Motion carried, 4-0.

The Commission reviewed a request from Struthers Management Company LLC to rezone parcel #211/00005-003-009 from R-4 Mobile Home Park to L-1 Light Industrial. Johnson moved to recommend approval of the rezoning, Fritz seconding. Motion carried, 4-0.

There was no new or miscellaneous business.

Chairman Kappos declared the meeting adjourned at 6:55 p.m.

Respectfully,

Michael Kappos, Chairman