

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

JANUARY 10, 2008

9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS A & B  
4230 ELKHART ROAD, GOSHEN, INDIANA

Roll Call

Approval of minutes of the last regular meeting of the Elkhart County Plan Commission held on the 13<sup>th</sup> day of December 2007.

Approval of legal ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

The Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance to be entered as evidence for today's hearings.

### ELECTION OF OFFICERS

#### VACATION

9:00 AM.

(WARNER)

- A. Petitioner: Tad & Corina Gongwer  
represented by B. Doriot & Associates  
Petition: for the vacation of a county right-of-way.  
Location: South end of Washington Street, 175 ft. South of Sunset Court, common address of 503 Washington Street in Olive Township, zoned R-1.  
(20073974)

**(Page 5)**

### GENERAL PLANNED UNIT DEVELOPMENT

- A. Petitioner: Kemar Properties represented by B. Doriot & Associates  
Petition: for a zone map change from A-1 to a General Planned Unit Development-R-1, R-2, R-4 professional offices, B-1, B-2, and B-3 to be known as **WAKARUSA BUSINESS CENTER GPUD.**  
Location: West side of SR 19, 1,330 ft. North of Waterford St. (CR 40) in Olive Township.  
(20073973)

**(Page 6)**

**DETAILED PUD W/SECONDARY APPROVAL**

**9:30 A.M.**

**(HOLT)**

A. Petitioner: Tom Roeder & Robert Abel **(Page 7)**  
represented by Wightman Petrie, Inc.  
Petition: for a zone map change from A-1 to a Detailed Planned Unit Development-R-1 to be known as **ABEL ESTATES DPUD**.  
Location: North side of CR 40 (Waterford St.), 2,660 ft. West of SR 19 in Olive Township. **(20073965)**

Petitioner: Tom Roeder & Robert Abel **(Page 8)**  
represented by Wightman Petrie, Inc.  
Petition: for Secondary approval of a Detailed Planned Unit Development known as **ABEL ESTATES DPUD**.  
Location: North side of CR 40 (Waterford St.), 2,660 ft. West of SR 19 in Olive Township, zoned A-1. **(20073966)**

**REZONINGS**

A. Petitioner: **Rock Harvest Ministries/Lillie Ragland (seller) and Robert Grahovac & Patty Majewski (buyers)** **(Page 9)**  
Petition: for a zone map change from R-1 to B-1.  
Location: South side of CR 12 at the South end of CR 101, 1,200 ft. East of CR 1, common address of 29748 CR 12 in Cleveland Township. **(20073949)**

**10:00 A.M.**

**(YODER)**

B. Petitioner: **Clair & Naomi Hostetler** **(Page 10)**  
Petition: for a zone map change from A-1 to A-4.  
Location: Northwest corner of CR 21 and CR 142, common address of 67339 CR 21 in Jackson Township. **(20073879)**

**TABLED GENERAL PLANNED UNIT DEVELOPMENT**

A Petitioner: Gateway Properties, LLC **(Page 11)**  
represented by Wightman Petrie, Inc.  
Petition: for a zone map change from A-1 to a General Planned Unit Development-R & B to be known as **PARKWEL NEIGHBORHOOD GPUD**.  
Location: South side of CR 14, West side of CR 19 and North side of US 20, East of Pine Creek in Jefferson Township. **(20072602)**

**AUDIENCE ITEMS**

**STAFF/BOARD ITEMS** *(time of review at the discretion of the Plan Commission)*

- *Formation of a committee to study the proposed development standards for overlay areas for the Town of Wakarusa*

**ADJOURNMENT**