

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

JUNE 9, 2011

9:00 A.M.

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

Call to Order

Roll Call

Approval of minutes of the last regular meeting of the Elkhart County Plan Commission held on the 12<sup>th</sup> day of May 2011.

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.

### **TEXT AMENDMENT TO THE ZONING ORDINANCE      9:00 A.M.      (YODER)**

- A.      Petitioner:      *Elkhart County Advisory Plan Commission*      **(Page 2)**  
      Petition:      To partially repeal a portion of the Elkhart County Zoning Ordinance; specifically, subsection “SPECIFICATIONS L - FLOOD HAZARD CONTROL”, and; To amend the Elkhart County Zoning Ordinance by adding “SPECIFICATION L - REGULATIONS FOR FLOOD HAZARD AREAS”, and; To amend the Elkhart County Zoning Ordinance “Article 1 In General Section 2 Definitions” by deleting definitions, pertaining to the National Flood Insurance Program requirements and inserting the applicable definitions with in “Specifications L – Regulations for Flood Hazard Areas”.  
      And  
      To delete all the “Community Panels Numbers” of the maps identified generally as “Flood Boundary and Floodway Map” and “Flood Insurance Rate Maps” which were effective November 1, 1979 with all subsequent amendments shall be replaced by the “Flood Boundary and Floodway Maps” which shall be designated as being adopted August 2, 2011. These “Flood Boundary and Floodway Maps” were adopted by federally promulgated rule and then published in the “Federal Register” at Part 67, Volume 73, No. 215, Pages 65813 and 65814, on November 5, 2008 with said Flood Boundary and Floodway Maps having been digitally created to be maintained and updated on the Elkhart County Geographic Information System.

Location: The geographic areas affected by this Amendment is all lands within Elkhart County, including all the Townships: Cleveland, Osolo, Washington, York, Baugo, Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke, Union, Jackson and Benton; and including the Towns of Bristol, Wakarusa, Middlebury, and Millersburg but excluding the jurisdictions of the City of Goshen, the City of Elkhart, and the Town of Nappanee.

**SUBDIVISION**

A. Petitioner: Warner Farms, Inc. **(Page 3)**  
represented by Brads-Ko Engineering & Surveying  
Petition: for Primary approval for a five lot major subdivision to be known as **ROCK POINTE**.  
Location: East side of CR 29, 2,240 ft. South of SR 4 in Elkhart Township, zoned A-1.  
(CR 29-110302-1)

**REZONINGS**

**9:30 A.M.** **(HOLT)**

A. Petitioner: **Holly Company, LLC (lessor)** **(Page 4)**  
**and 3 Cross Ministries (lessee)**  
Petition: for a zone map change from M-1 PUD to M-1.  
Location: North side of CR 6, 450 ft. East of John Weaver Parkway in Cleveland Township.  
(28735CR 6-110321-1)

B. Petitioner: **Elkhart Christian Academy** **(Page 5)**  
represented by Architectural Grouping III, Inc.  
Petition: for a zone map change from R-1 PUD to R-1.  
Location: Northeast corner of CR 22 and CR 9 in Concord Township.  
(25943CR 22-110421-1)

C. Petitioner: **Mitchell & Tracy Lynn Dewitt** **(Page 6)**  
Petition: for a zone map change from a Detailed Planned Unit Development-M-1 to M-1.  
Location: 2,000 ft. North off of US 33, 2,600 ft. West of CR 3 in Baugo Township.  
(0US 33-110413-1)

**TABLED REZONINGS**

**10:00 A.M.** **(MILLER)**

A. Petitioner: **Elena Moreira** **(Page 7)**  
**\*\* (PUBLIC HEARING CLOSED) \*\***  
Petition: for a zone map change from R-2 to B-3.  
Location: Northeast corner of CR 20 (Mishawaka Road) and Paul Street in Baugo Township.  
(28295CR 20-110404-1)

B. Petitioner: **Henry & Martha Towne** **(Page 8)**  
**\*\* (PUBLIC HEARING CLOSED) \*\***  
Petition: for a zone map change from B-1 to B-3.  
Location: West side of Nappanee Street, 146 ft. South of Pennsylvania Ave. in Baugo Township.  
(1405SNappaneeSt-110404-1)

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

- *Crystal Pond – request for an extension of the existing GPUD*
- *State Planning & Zoning Law changes (Jim Kolbus)*
- *Amendments to the Plan Commission Rules of Procedure (Jim Kolbus)*
- *Zoning Ordinance Discussion*

**ADJOURNMENT**