

AGENDA

ELKHART COUNTY PLAN COMMISSION

APRIL 12, 2012

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 8th day of March 2012, and of the Special Meeting of the Elkhart County Plan Commission held on the 14th day of April 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 SUBDIVISION CONTROL ORDINANCE **9:00 A.M.** **(BURBRINK)**

- A. Petitioner: *Elkhart County Advisory Plan Commission* **(Page 5)**
 Petition: for multiple amendments to the text of the Elkhart County Subdivision Control Ordinance listed as follows:
 Section 3.11 APPLICATION FOR SECONDARY APPROVAL;
 Section 3.15 SECONDARY APPROVAL by adding Subsection B – ACTION WITHOUT MEETING FOR MINOR SUBDIVISIONS and amending Subsections C and D;
 Section 3.16 NOTICE OF DECISION by amending Subsections A, B, and C;
 Section 3.17 PROVISIONS FOR COMPLETION OF IMPROVEMENTS, Subsection A - COMPLETION OF IMPROVEMENTS;
 Section 3.23 RECORDING OF SECONDARY PLAT, Subsection A – SIGNATURES REQUIRED; and
 APPENDIX B SECONDARY PLAT CHECKLIST - Subsections U and V.
 Location: for property located in the unincorporated areas of Elkhart County, the Town of Bristol, the Town of Wakarusa, the Town of Millersburg and the Town of Middlebury.

DETAILED PLANNED UNIT DEVELOPMENT

B. Petitioner: E & C, LLC represented by Wightman Petrie, Inc. (Page 6)
Petition: for a zone map change from A-1 to a Detailed Planned Unit Development-B-3 to be known as **AGDIA DPUD**.
Location: Northeast corner of CR 1 and CR 10 in Cleveland Township.
(CR 1-120305-1)

REZONINGS

9:30 A.M.

(R. MILLER)

C. Petitioner: **Cory N. Myers** (Page 7)
Petition: for a zone map change from A-1 to B-1.
Location: East side of S. Indiana Avenue, 250 ft. South of Waterford Street (CR 40) in Olive Township.
(104S IndianaAve-120228-1)

D. Petitioner: **Jed Realty LLC c/o Daniel & Betty Ganger** (Page 8)
Petition: for a zone map change from M-1 PUD to M-1.
Location: West side of SR 13, 975 ft. North of CR 2 in York Township.
(50571State Road 13-120221-2)

TABLED ITEM

E. Petitioner: **Elkhart County Advisory Plan Commission** (Page 9)
(PUBLIC HEARING WAS CLOSED)
Petition: for multiple amendments to the text of the Elkhart County Zoning Ordinance listed as follows:
ARTICLE 1 – IN GENERAL, SECTION 2 – Definitions: by amending the definition of KENNEL and adding the definitions of HOBBY BREEDER and COMMERCIAL BREEDER.
SPECIFICATIONS A – AGRICULTURAL DISTRICTS AND USES: by adding HOBBY BREEDER and COMMERCIAL BREEDER as permitted uses under certain circumstances.
SPECIFICATIONS F – SPECIAL USES: by adding HOBBY BREEDER and COMMERCIAL BREEDER as special uses under certain circumstances.
Location: the unincorporated areas of Elkhart County, the Town of Bristol, the Town of Wakarusa, the Town of Millersburg, and the Town of Middlebury.

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

- Chris Godlewski – Department Updates

ADJOURNMENT