

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

APRIL 11, 2013

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 14<sup>th</sup> day of March, 2013.

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.

### REZONING

9:00 A.M.

(BURBRINK)

- A. Petitioner: ***Kermit L. Troyer*** (Page 6)  
represented by Brads-Ko Engineering & Surveying, Inc.  
Petition: for a zone map change from A-1 to M-1.  
Location: East side of SR 13, 1,350 ft. North of CR 20, in Middlebury Township.  
(SR 13-130304-1)

### MAJOR SUBDIVISION

- B. Petitioner: Kermit L. Troyer (Owner Lot 1/Developer) (Page 7)  
and Valerie Nusbaum (Owner Lot 2)  
represented by Brads-Ko Engineering & Surveying, Inc.  
Petition: for Primary approval of a two lot major subdivision to be known as  
***TROYER AND NUSBAUM SUBDIVISION.***  
Location: East side of SR 13, 850 ft. North of CR 20, in Middlebury Township, zoned  
A-1. (58782 SR 13-130304-1)

**DETAILED PLANNED UNIT DEVELOPMENT**

C. Petitioner: Wagner Land Development Company, Inc. (Owner) **(Page 8)**  
and J. A. Wagner Construction (Developer)  
represented by Marbach, Brady & Weaver, Inc.  
Petition: for a zone map change from General Planned Unit Development-M-1 to a  
Detailed Planned Unit Development-M-1 to be known as **BRISTOL PARK  
FOR INDUSTRY, PHASE 2A, DPUD M-1.**  
Location: South side of Commerce Drive, 3,600 ft. East of SR 15, in Washington  
Township, zoned GPUD-M-1. *(0COMMERCE DRIVE-130304-1)*

**TABLED MAJOR SUBDIVISION** **9:30 A.M.** **(R. MLLER)**

D. Petitioner: R & B Sherck Land, Inc. **(Page 9)**  
represented by Brads-Ko Engineering & Surveying, Inc.  
Petition: for Primary approval of a six lot major subdivision to be known as **SHERCK  
ESTATES.**  
Location: East side of CR 31, 1,758 ft. South of CR 10, in Washington Township,  
zoned A-1. *(0CR 31-130218-1)*

**TABLED & AMENDED REZONING**

E. Petitioner: **R & R Property Leasing, Inc.** **(Page 10)**  
represented by Anchor Construction, LLC  
Petition: for a zoning map change from A-1 and R-1 to M-1.  
Location: West side of CR 15, 1,400 feet South of CR 6, also located 370 feet East of  
the end of Cooper Drive, in Osolo Township. *(000CR 15-130204-1)*

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

- *Zoning ordinance Update – Chris*

**ADJOURNMENT**