

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

MARCH 13, 2014

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 13<sup>th</sup> day of February 2014.

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** **9:00 A.M.** **(R. MILLER)**  
**SUBDIVISION CONTROL ORDINANCE**

- A. Petitioner: *Elkhart County Advisory Plan Commission* (Page 2)  
Petition: for multiple corrective 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; Subchapter 6.02 - DEFINITIONS; 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.

**REZONING**

B. Petitioner: *Sabnis, Inc.,* (Page 3)  
represented by Progressive Engineering  
Petition: for a zone map change from R-1 to B-1.  
Location: Southeast corner of Page Avenue and Mishawaka Road (CR 20), in Concord Township. (PAGE AVENUE-140123-1)

**DETAILED PLANNED UNIT DEVELOPMENTS** **9:30 A.M.** (STUMP)

C. Petitioner: Seahawk Corporation (Page 4)  
represented by Jones Petrie Rafinsky  
Petition: for a zone map change from a General Planned Unit Development-E-3 to a Detailed Planned Unit Development-E-3 to be known as *ELKHART EAST AREA 'B' PHASE 1 DPUD.*  
Location: West side of CR 17 and East side of CR 15, 1,700 ft. South of CR 4, in Osolo Township. (00CR 17-140204-1)

D. Petitioner: Parkwel Investment Co., LLC, (Page 5)  
represented by Jones Petrie Rafinsky  
Petition: for a zone map change from a General Planned Unit Development B-3 to a Detailed Planned Unit Development B-3 to be known as *PARKWAY AT 17 - PHASE IV DPUD.*  
Location: Northeast corner of CR 17 and Verdant Drive, in Jefferson Township. (000PARKWAY AVENUE-140204-1)

**DETAILED PLANNED UNIT DEVELOPMENT** **10:00 A.M.** (WARNER)  
**W/SECONDARY**

E. Petitioner: Agnes B. Blakesley Trust and (Page 6)  
Michael & Alice Blakesley (owners) and  
J. A. Wagner Construction, Inc. (developer),  
represented by Marbach, Brady & Weaver, Inc.,  
Petition: for a zone map change from a General Planned Unit Development-M-1 and A-1 to a Detailed Planned Unit Development-M-1 to be known as *BRISTOL PARK FOR INDUSTRY, PHASE 2E, DPUD-M-1.*  
Location: West side of CR 29, 2,000 ft. North of SR 120, in Washington Township. (0CR 29-140203-1)

F. Petitioner: Agnes B. Blakesley Trust and (Page 7)  
Michael & Alice Blakesley (owners) and  
J. A. Wagner Construction, Inc. (developer)  
represented by Marbach, Brady & Weaver, Inc.,  
Petition: for Secondary approval of a Detailed Planned Unit Development known as *BRISTOL PARK FOR INDUSTRY, PHASE 2E, DPUD-M-1.*  
Location: West side of CR 29, 2,000 ft. North of SR 120, in Washington Township, zoned A-1 and GPUD-M-1. (0CR 29-140203-2)

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

- *Town of Wakarusa—Declaratory Resolution for State Road 19 Corridor Economic Development Area TIF District*
- *Certification of Residency Form for Tony Campanello, Citizen Member Re-appointment*
- *The Summit Expansion, Extension of Primary Approval*

**ADJOURNMENT**