

AGENDA

ELKHART COUNTY PLAN COMMISSION

SEPTEMBER 11, 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 14th day of August 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.

VACATION OF RIGHT-OF-WAY

9:00 A.M.

(DORIoT)

- A. Petitioner: **Cathy L. Erb** (Page 3)
Petition: for vacation of East-West and North-South alley.
Location: East-West alley between Shore Avenue and Best Avenue and North-South alley between Old US 33 West and LaRue Street, common address of 56796 Shore Avenue in Baugo Township, zoned B-3 and R-2.
(56796SHORE AVENUE-140801-1)

REZONINGS

- B. Petitioner: **STCR Real Estate** (Page 4)
represented by Michael Schoeffler
Petition: for a zone map change from PUD B-3 to B-3.
Location: East side of SR 13, 620 ft. North of SR 120, common address of 52886 SR 13 in York Township.
(52886SR 13-140717-1)

9:30 A.M.

(LUCCHese)

- C. Petitioner: **KLT Realty, Inc.** (Page 5)
Petition: for a zone map change from A-1 to M-1.
Location: East side of SR 13, 1,000 ft. South of Industrial Parkway, common address of 58782 SR 13 in Middlebury Township.
(58782SR 13-140722-1)

D. Petitioner: **Edwin & Edna Miller** (Page 6)
Petition: for a zone map change from B-3 to B-2.
Location: Northwest side of SR 15, 1,450 ft. South of CR 20, common address of 58735 SR 15 in Jefferson Township. (58735SR 15-140804-1)

10:00 A.M. (EDWARDS)

E. Petitioner: **Marcile Gabriel, trustee 1/2, attn. Gladys Troyer (seller), and Grand Design (buyer)** (Page 7)
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-1 to M-1.
Location: South side of CR 2, 2,400 ft. West of SR 13, in York Township. (CR 2-140725-1)

DETAILED PLANNED UNIT DEVELOPMENTS

F. Petitioner: The Land Company, Inc. (owner), and Capsized Capital, LLC (developer), represented by Marbach, Brady & Weaver, Inc. (Page 8)
Petition: for a zone map change from Planned Unit Development R-1 to a Detailed Planned Unit Development R-1 to be known as **BAYRIDGE SECTION 4 DPUD**.
Location: Northwest corner of Old Port Cove and Bayridge Drive, 250 ft. North of Vistula Street (SR 120), and North end of Bridge Town Road, 1,000 ft. North of Old Port Cove, 950 ft. West of Bayridge Drive, 3,400 ft. East of CR 21, in Washington Township. (0000BAYRIDGE DRIVE-140804-1)

10:30 A.M. (WARNER)

G. Petitioner: Windshire Corp. (Page 9)
represented by Brads-Ko Engineering & Surveying, Inc.
Petition: for a zone map change from General Planned Unit Development R-1 to a Detailed Planned Unit Development R-1 to be known as **CAMDEN PARK VILLAS DPUD R-1**.
Location: South side of Washington Street, 1,465 ft. West of Elkhart Street (CR 3), in Olive Township. (000WASHINGTON STREET-140804-2)

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

- *Smart Cabinetry DPUD, Major/Minor Change*
- *Zoning Ordinance, Module 4*
- *Plan Commission Appointment to Board of Zoning Appeals*

ADJOURNMENT