

AGENDA

ELKHART COUNTY PLAN COMMISSION

JANUARY 14, 2016

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 10th day of December 2015.

The Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance to be entered as evidence for today's hearings.

ELECTION OF OFFICERS

9:00 A.M.

(WARNER)

VACATION OF RIGHT-OF-WAY

- A. Petitioner: *Nancy S. Clemens* (Page 6)
represented by Marbach, Brady & Weaver, Inc.
Petition: for the vacation of an east/west alley right-of-way.
Location: off CR 35, 250 ft. south of CR 2, in York Township, zoned A-1.
(CR 35-151207-1)

REZONING

- B. Petitioner: *LW33 Rentals, LLC (seller), and Daniel Sickels (buyer)* (Page 7)
Petition: for a zone map change from B-3 to B-2.
Location: south side of La Rue Street (Old Lincoln Highway) and north side of Old US 33, 440 ft. west of Shore Avenue, common address of 28761 Old US 33 in Baugo Township.
(28761OLD US 33-151201-1)

AMENDMENT TO EXISTING PLANNED UNIT DEVELOPMENT

- C. Petitioner: Bontrager Joint Primary Trust (Page 8)
Petition: for an amendment to an existing Planned Unit Development known as *CHECKERBERRY INN PUD*.
Location: west side of CR 37, 2,874 ft. south of CR 30, common address of 62535 CR 37 in Clinton Township, zoned R-4 PUD. (62535CR 37-151201-1)

DETAILED PLANNED UNIT DEVELOPMENTS

D. Petitioner: Premier Hardwoods, LP **(Page 9)**
represented by Brads-Ko Engineering & Surveying, Inc.
Petition: for a zone map change from A-1 to a Detailed Planned Unit Development
A-1/M-1 and for Primary approval of a two-lot subdivision to be known as
PREMIER HARDWOODS, LP, D.P.U.D.
Location: west side of CR 43, 2,400 ft. north of CR 34, in Clinton Township.
(00000CR 43-151207-1)

E. Petitioner: Hoover Feed Service, Inc. **(Page 10)**
represented by Brads-Ko Engineering & Surveying, Inc.
Petition: for a zone map change from A-1 to a Detailed Planned Unit Development
M-2 and for Primary approval of a one-lot subdivision to be known as
HOOVER FEED SERVICE D.P.U.D.
Location: southwest corner of SR 119 and CR 38, common address of 23591 SR 119
in Harrison Township. *(23591SR 119-151207-1)*

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

- *Major/Minor Change: Furrion (Elkhart East, Lot 8)*
- *Major/Minor Change: Elkhart East, Area D, Phase 2*
- *Board of County Commissioners Approvals of Plan Commission Recommendations*
- *Subdivision Ordinance Discussion*
- *Proposed Amendment of the Northeast TIF District for the Prairie Creek Run Area (Formerly Referred to as the Sawmill District)*
- *Workshop Continuation: Jeff Burbrink*

ADJOURNMENT