

AGENDA

ELKHART COUNTY PLAN COMMISSION

FEBRUARY 14, 2019

9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 14th day of February 2019.

Acceptance of the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance as evidence for today's hearings.

ELECTION OF OFFICERS

MAJOR SUBDIVISIONS

9:00 A.M.

(L. SNYDER)

- A. Petitioner: Alvin J. Heims
represented by Progressive Engineering, Inc.
Petition: for Primary approval of a five lot major subdivision to be known as **REPLAT OF LOT 3A IN REPLAT OF LOTS 2 & 3 IN HERITAGE TRAILS.**
Location: East side of CR 43, 3,500 ft. North of CR 10, in York Township.
(MA-0009-2019) **(page 3)**
- B. Petitioner: Spartin Development, LLC, Jeffery & Joy Vandiepenbos, and Jon K. & Mary H. Hummel
represented by Abonmarche Consultants
Petition: for Primary approval of a four lot major subdivision to be known as **REPLAT OF LOTS 36, 38, 40, & 42 of JACKSON TERRACE PHASE 3.**
Location: Southwest side of Woodridge Ct., South of Terrace Trail, East of CR 21, common address of 69375 Woodridge Ct in Jackson Township.
(MA-0007-2019) **(page 4)**

SECONDARY APPROVAL

- C. Petitioner: Spartin Development, LLC, Jeffery & Joy Vandiepenbos, (page 5)
and Jon K. & Mary H. Hummel
represented by Abonmarche Consultants
Petition: for Secondary approval of a four lot major subdivision to be known as
REPLAT OF LOTS 36, 38, 40, & 42 of JACKSON TERRACE PHASE 3.
Location: Southwest side of Woodridge Ct., South of Terrace Trail, East of CR 21,
common address of 69375 Woodridge Ct in Jackson Township.
(MA-0008-2019)

REZONINGS

- D. Petitioner: **D & J Realty LLC An In LLC** (page 6)
represented by Cressy Commercial
Petition: for a Zone map change from A-1 to M-1.
Location: Southwest side of CR 5, 6,707 ft. North of Bristol St., in Osolo Township.
(RZ-0816-2018)

- E. Petitioner: **D-ACT-Z LLC** 9:30 A.M. (S. EDWARDS) (page 7)
represented by Freedom Builders
Petition: for a Zone map change from GPUD B/R to A-1.
Location: West side of CR 19, South side of CR 14, and North side of US 20, in
Jefferson Township. (RZ-0817-2018)

- F. Petitioner: **Joshua Welker & Kathy Welker** (page 8)
Petition: for a Zone map change from A-1 to B-3.
Location: North side of CR 45, 4,275 ft. East of Old CR 17, in Concord Township.
(RZ-0013-2019)

- G. Petitioner: **A. F. & J. R. LLC** (page 9)
represented by Tim Sievers
Petition: for a Zone map change from M-1/CIUD M-2 to M-2.
Location: West side of Packard Ave, 600 ft. North of CR 4, in York Township.
(RZ-0014-2019)

**DETAILED PLANNED UNIT
DEVELOPMENTS**

- H. Petitioner: Bill L. & Jo A. Bontrager (page 10)
represented by Progressive Engineering, Inc.
Petition: for a Zone map change from A-1 to DPUD R-2 and for Primary approval of
a 10 lot major subdivision to be known as **CANYON COVE DPUD.**
Location: North side of Canyon River Dr., 900 ft. West of CR 115, North of CR 20, in
Concord Township. (RZ-0011-2019)

- I. Petitioner: Edward Jr. & Naomi Anthony (page 11)
represented by Marbach, Brady & Weaver, Inc.
Petition: for a Zone map change from A-1 to DPUD M-1 and for Primary approval of
a one lot minor subdivision to be known as **ENA PROPERTIES DPUD M-1**.
Location: Northeast side of CR 10, 1,500 ft. Northwest of CR 1, common address of
30789 CR 10 in Cleveland Township.
(RZ-0010-2019)

PUBLIC MEETING ITEM *(time of review at the discretion of the Plan Commission)*

- Middlebury Downtown TIF District

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

- *Board of County Commissioners Approvals Following Plan Commission Recommendations*

ADJOURNMENT