

AGENDA

ELKHART COUNTY PLAN COMMISSION

JUNE 13, 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 9th day of May 2019.

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

MAJOR SUBDIVISION

9:00 A.M.

(T. STUMP)

- A. Petitioner: Place Realty (Buyer) & Big M, Inc. (Seller) **(page 5)**
represented by Abonmarche Consultants
Petition: for Primary approval of a 22-lot major subdivision to be known as
PRAIRIEVIEW FARM PHASE II.
Location: West side of CR 5, 1,300 ft. North of CR 2, in Cleveland Township.
(MA-0313-2019)

REZONINGS

- B. Petitioner: **Thomas E. Stutsman & Sharon Stutsman, Husband & Wife (Buyer)**
and Jack R. Darr & Carol L. Darr, Husband & Wife (Seller) **(page 6)**
Petition: for a zone-map change from A-1 to M-1.
Location: East side of Industrial Dr., 380 ft. South of CR 40 (Waterford St.), in Olive
Township. (RZ-0299-2019)
- C. Petitioner: **Dennis J. Chupp & Carol I. Chupp (Owners/Buyers),** **(page 7)**
Brookins Farms, LLC (Seller), and Fernbrook, LLC (Seller)
Petition: for a zone-map change from GPUD B-3 and R-1 to A-1.
Location: West side of SR 15, 1,300 ft. North of CR 142, common address of 67267
SR 5 in Jackson Township. (RZ-0307-2019)

D. Petitioner: **Keith Harper** (page 8)
 represented by Marbach, Brady & Weaver, Inc.
 Petition: for a zone-map change from R-2 to A-1.
 Location: Southeast corner of Sandpiper Ln. & CR 11, 1,150 ft. South of State Line Rd., common address of 24712 Sandpiper Ln. in Osolo Township.
 (RZ-0316-2019)

AMENDMENT TO EXISTING DETAILED

PLANNED UNIT DEVELOPMENTS

9:30 A.M.

(T. CAMPANELLO)

E. Petitioner: The Trustees of Ivy Tech Community College of Indiana (page 9)
 represented by Progressive Engineering, Inc.
 Petition: for an Amendment to an existing DPUD R-4 known as **INTERCHANGE DPUD, IVY TECH SECTION** to (1) add property and (2) rezone the added property from A-1 to DPUD R-4.
 Location: North side of CR 18, 1,500 ft. West of CR 17, common address of 22531 CR 18 in Concord Township.
 (DPUD-0282-2019)

F. Petitioner: SCM Properties, LLC (page 10)
 represented by B. Doriot & Associates, Inc.
 Petition: for an Amendment to an existing DPUD M-1 known as **A REPLAT AND FIRST EXPANSION OF SMART M-1 DPUD LOT 1A** to add/replace property signs.
 Location: Northeast corner of CR 23 and CR 50, common address of 70680 CR 23 in Jackson Township.
 (DPUD-0285-2019)

G. Petitioner: PKK, LLC (Buyer) & Norman J. Yoder (Seller) (page 11)
 represented by Marbach, Brady & Weaver, Inc.
 Petition: for an Amendment to an existing DPUD M-1 to construct a storage building and for Primary approval of a 1-lot minor subdivision to be known as **FIRST REPLAT, FIRST CHOICE DPUD**.
 Location: South side of CR 4, 900 ft. East of SR 15, in Washington Township.
 (DPUD-0315-2019)

DETAILED PLANNED UNIT DEVELOPMENTS

H. Petitioner: Elkhart Campground, Inc. (page 12)
 represented by Progressive Engineering, Inc.
 Petition: for a zone-map change from PUD A-1, PUD B-3, & GPUD B-3 to DPUD B-3 and for Primary approval of a one-lot minor subdivision to be known as **ELKHART CAMPGROUNDS DPUD B-3**.
 Location: South side of CR 4, 2,200 ft. East of CR 9, common address of 25608 CR 4 in Osolo Township.
 (DPUD-0289-2019)

I. Petitioner: Joshua Welker & Kathy Welker, H & W (page 13)
 Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as **STONE RIDGE MINOR DPUD**.
 Location: North side of CR 45, 900 ft. East of CR 17 overpass, in Concord Township.
 (DPUD-0231-2019)

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

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

ADJOURNMENT