

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

October 8, 2020  
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 10th day of September 2020.

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

### REZONING

9:00 A.M.

- A. Petitioner: *Seahawk Corp & Almac Realty, Inc.* (page 6)  
represented by Jones Petrie Rafinski  
Petition: for a zone map change from GPUD M-2 TO M-2.  
Location: southwest corner of SR 120 & CR 21, in Washington Township.  
(RZ-0701-2020)

### GENERAL PLANNED UNIT DEVELOPMENT

- B. Petitioner: TB Middlebury, LLC (Buyer) & Larry W. Yoder (Seller) (page 7)  
represented by MLS Engineering  
Petition: for a zone map change from A-1 to a GPUD B-3 to be known as **TACO BELL GPUD**.  
Location: northeast side of US 20, 1,350 ft. west of SR 13 (Main St.), common address of 122 US Highway 20 in Middlebury Township.  
(GPUD-0699-2020)

### AMENDMENT TO EXISTING

### DETAILED PLANNED UNIT DEVELOPMENT

- C. Petitioner: Lippert Components (page 8)  
represented by Jones Petrie Rafinski  
Petition: for an Amendment to an existing DPUD M-2 known as **BRISTOL PARK FOR INDUSTRY PHASE IV DPUD M-2** to allow for a building addition, new truck dock, parking and storm water improvements.  
Location: southwest corner of CR 4 & CR 29 (Blakesley Pkwy.), common address of 2020 Blakesley Pkwy. in Washington Township.  
(DPUD-0700-2020)

**DETAILED PLANNED UNIT DEVELOPMENT**

D. Petitioner: Friends of the Middlebury Parks (page 9)  
represented by Jones Petrie Rafinski  
Petition: for a zone map change from PUD B-3 to DPUD B-3 and for primary approval  
of a 2-lot minor subdivision to be known *as MIDDLEBURY RESTROOM  
PROJECT DPUD.*  
Location: north side of Pleasant St., 180 ft. west of SR 13 (Main St.), common address  
of 104 Pleasant St. in Middlebury Township.  
(DPUD-0702-2020)

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

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

**ADJOURNMENT**