

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

July 8, 2021  
9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> STREET, 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 June, 2021.

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

### STAFF/BOARD ITEMS

- Plan Commission Electronic Meetings Policy

### VACATION

9:00 A.M.

(EDWARDS)

- A. Petitioner: Jose Red Caballer, III & Peter L. Ostapchuk  
represented by Marbach, Brady & Weaver, Inc. (page 6)
- Petition: for the vacation of a portion of a north/south county right-of-way known as SPRINGBROOK LANE.
- Location: 375 ft. west of Silver St, 500 ft. north of Bristol St. (CR 10), in Osolo Township. (VRW-0485-2021)

### REZONINGS

- B. Petitioner: Grand Design RV LLC (Buyer) (page 7)  
Larry Cockburn and Virginia Cockburn, Husband & Wife (Seller)  
represented by Abornmarche Consultants
- Petition: for a zone map change from A-1 to M-1.
- Location: north side of CR 2, 4,190 ft. west of SR 13, common address of 11747 CR 2 in York Township. (RZ-0478-2021)
- C. Petitioner: Joseph G. & Shirley A. Bieber (page 8)
- Petition: for a zone map change from B-1 to B-3.
- Location: northeast corner of Corwin St. & Karen Ave., common address of 55658 Corwin St. in Cleveland Township. (RZ-0463-2021)

**DETAILED PLANNED UNIT DEVELOPMENT**

D. Petitioner: Cleveland Twp. Fire Dept. **(page 9)**  
represented by Danch, Harner & Associates  
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as ZIMMER CR 5 PLANNED UNIT DEVELOPMENT.  
Location: west side of CR 5, 1,500 ft. south of CR 2, common address of 51233 CR 5 in Cleveland Township. *(DPUD-0455-2021)*

E. Petitioner: TH Indiana LLC **(page 10)**  
represented by AR Engineering LLC  
Petition: for a zone map change from GPUD M-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as BRISTOL PARK FOR INDUSTRY DPUD-PHASE 2i.  
Location: south side of Commerce Dr., 1,000 ft. west of Blakesley Pkwy (CR 29), in Washington Township. *(DPUD-0477-2021)*

**9:30 A.M.** **(WARNER)**

F. Petitioner: Robert N. Schrock & Marie E. Schrock, Husband & Wife **(page 11)**  
represented by B. Doriot & Associates, Inc.  
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as SCHROCK CR 15 DPUD.  
Location: west side of CR 15, 1,000 ft. north of CR 30, in Harrison Township. *(DPUD-0480-2021)*

**TABLED**

G. Petitioner: Syracuse Storage, LLC **(page 12)**  
represented by Garrett Howell  
Petition: for an amendment to an existing DPUD B-3 known as J & J RENTAL, A DPUD B-3 to allow for off-premises signage.  
Location: southwest corner of US 6 & SR 13, common address of 15048 US 6 in Benton Township. *(DPUD-0379-2021)*

**DETAILED PLANNED UNIT DEVELOPMENT**

H. Petitioner: Bruce A. Showalter (Rose Ann Showalter Life Estate) **(page 13)**  
Steven G. Showalter & Bruce A. Showalter  
Robert D. Moser, Trustee (Living Trust)  
represented by Jones Petrie Rafinski  
Petition: for a zone map change from A-1/ DPUD A-1 to DPUD A-1 and for primary approval of a 16-lot major subdivision to be known as ELKHART COUNTY SOLAR PROJECT DPUD.

Location: west side of SR 13 between Long Ditch and CR 146; south side of CR 146 between SR 13 and CR 43; west side of CR 43 between CR 146 and a point 614 ft. south of Dry Run Ditch; east side of SR 13 between CR 148 and a point 842 ft. south of CR 148; north side of CR 148 between SR 13 and a point 1,258 ft. west of SR 13; south side of CR 146 between SR 13 and a point 1,622 ft. west of SR 13; north side of CR 146 between SR 13 and CR 137; south side of CR 46, 1,402 ft. west of SR 13, common address of 70391 CR 43 in Benton Township. (DPUD-0484-2021)

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

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

- *Board of County Commissioners Approvals Following Plan Commission Recommendations*
- *Updates & changes to PC Rules of Procedure*

**ADJOURNMENT**

The Elkhart County Plan Commission is meeting on Thursday July 8, 2021, at **9am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Plan Commission meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9am** on July 8, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Plan Commission may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.