

AGENDA

ELKHART COUNTY PLAN COMMISSION

June 10, 2021

9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd 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 13th day of May, 2021.

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

VACATION

9:00 A.M.

(WARNER)

- A. Petitioner: Debra Mora and Bruce McLeod (page 8)
represented by Marbach, Brady, & Wearver, Inc.
Petition: for the vacation of a portion of a north/south and east/west unnamed county right-of-way.
Location: south side of Oregon Ave., 150 ft. west of CR 1, south of CR 16, in Baugo Township. (VRW-0371-2021)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- B. Petitioner: Ivy Tech Community College of Indiana (page 9)
Petition: for an amendment to an existing DPUD R-4 known as INTERCHANGE DPUD, IVY TECH SECTION to allow for new building signage and for approval of all future campus signage to be approved by staff.
Location: north side of CR 18, 1,500 ft. west of CR 17, common address of 22531 CR 18 in Concord Township. (DPUD-0330-2021)
- C. Petitioner: Ludwig Investments, Inc. (page 10)
represented by Abonmarche Consultants
Petition: for an amendment to an existing DPUD E-3 known as ELKHART EAST AREA D PHASE IV to amend the site plan to allow parking within the 80 ft. setback along CR 17.
Location: northwest corner of CR 17 & Endeavour Dr., in Osolo Township. (DPUD-0358-2021)

- D. Petitioner: Marteli Holdings, LLC **(page 11)**
 represented by Progressive Engineering, Inc.
 Petition: for an amendment to an existing DPUD E-3 known as ELKHART EAST AREA D PHASE III to be known as TRP INTERNATIONAL DPUD to allow for an expansion to the existing building and operation.
 Location: south end of Challenger Dr. & Columbia Dr., 670 ft. south of CR 6, common address of 22420 Challenger Dr. in Osolo Township. (DPUD-0360-2021)
- E. 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

- F. Petitioner: Lazydays Land of Elkhart, LLC **(page 13)**
 represented by Marbach, Brady, & Weaver, Inc.
 Petition: for a zone map change from GPUD B-3/DPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as LAZYDAYS RV DPUD B-3.
 Location: south side of CR 4, 1,600 ft. east of CR 9, common address of 25610 CR 4 in Osolo Township. (DPUD-0374-2021)

TOWN COMPREHENSIVE PLAN

- G. Petitioner: The Town of Bristol
 Petition: An amendment to the Elkhart County 2006 Comprehensive Land Use Plan to replace that portion of the plan for the Town of Bristol area with the new Bristol 2030 Comprehensive Plan - "A Grand Vision of our Hometown". The Plan Commission will hold a public hearing to discuss the plan amendment and make a recommendation on the plan amendment to both the Board of Commissioners of Elkhart County, Indiana and the Bristol Town Council.
 Location: The jurisdictional limits of the Town of Bristol and the adjacent areas generally including the northwest side of the Town of Bristol, west of the St. Joseph River and around North Division Street, south of the I-80/1-90 Toll Road, and north of County Road 6; the northeast side of the Town of Bristol, east of the St. Joseph River, around the I-80/1-90 Toll Road and State Road 15 interchange, south of County Road 4 and east of County Road 29; the southeast side of the Town of Bristol east of Industrial Drive and State Road 15; the northwest side of the Town of Bristol, south of State Road 120, north of County Road 23, and west of State Road 15.

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

- *Fee Schedule Change for Zoning Verification*

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

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

ADJOURNMENT