

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

March 11, 2021

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 11th day of February, 2021.

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

### VACATIONS

9:00 A.M.

(Edwards)

- A. Petitioner: Henry Schrock & Pheasant Ridge Dev. (page 9)  
represented by Progressive Engineering Inc.  
Petition: for the vacation of a portion of an east/west county right-of-way known as  
**LONGBOAT COURT.**  
Location: north side of Longboat Court, 740 ft. northwest of SR 120, in Washington  
Township. (VRW-0086-2021)

### MAJOR SUBDIVISION

- B. Petitioner: Almac Realty Inc. (Seller) & Seahawk Corp. (Buyer) (page 10)  
represented by Jones Petrie Rafinski  
Petition: for Primary approval of an 8-lot major subdivision to be known as  
**EARTHWAY RAIL PARK PHASE IV.**  
Location: southwest corner of SR 120 and CR 21, in Washington Township.  
(MA-0091-2021)

### REZONING

- C. Petitioner: LEJN, LLC (page 11)  
Petition: for a zone map change from DPUD B-2 to M-1.  
Location: west side of SR 13, 1,550 ft. south of CR 12, common address of 55323 SR  
13 in Middlebury Township. (RZ-0025-2021)
- D. Petitioner: Loren D. Beachy & Regina Beachy, Husband & Wife (page 12)  
represented by Advanced Land Surveying of Northern Indiana, Inc.  
Petition: for a zone map change from A-1 to M-1.  
Location: west side of SR 13, 430 ft. north of CR 12, in York Township.  
(RZ-0075-2021)

**9:30 A.M.**

**(Campanello)**

**AMENDMENT TO DETAILED PLANNED UNIT DEVELOPMENT**

- E. Petitioner: Karl E. Bontrager & Jeanetta K. Bontrager, Husband & Wife & Premier Hardwoods LP **(page 13)**  
represented by Abonmarche Consultants  
Petition: for an Amendment to an existing DPUD A-1 and for Primary approval of a 2-lot minor subdivision to be known as **PREMIER HARDWOODS, LP, DPUD.**  
Location: west side of CR 43, 2,400 ft. north of CR 34, common address of 62551 CR 43 in Clinton Township. *(DPUD-0080-2021)*

**DETAILED PLANNED UNIT DEVELOPMENT**

- F. Petitioner: Larry W. Yoder (Seller) & TB Middlebury LLC (Buyer) **(page 14)**  
represented by MLS Engineering  
Petition: for a zone map change from GPUD B-3 to DPUD B-3 and for Primary approval of a 1-lot minor subdivision to be known as **TACO BELL DPUD.**  
Location: northeast side of US 20, 1,350 ft. west of SR 13 (Main St.), common address of 122 US 20 in Middlebury Township. *(DPUD-0079-2021)*
- G. Petitioner: Giada Holdings LLC **(page 15)**  
represented by Progressive Engineering Inc.  
Petition: for a zone map change from A-1 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as **COUNTY ROAD 10 MINI-STORAGE UNITS.**  
Location: north side of CR 10, 350 ft. east of CR 3, in Cleveland Township. *(DPUD-0085-2021)*

**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*
- *Change in the Rules of Procedure*

**ADJOURNMENT**

The Elkhart County Plan Commission is meeting on Thursday March 11, 2021, at **9am** in Room A & B of the Public Services 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.elkhartcountyparticipatinganddevelopment.com](http://www.elkhartcountyparticipatinganddevelopment.com) at **9am** on March 11, 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.

<https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=mc4137309e5586a302dbd5626781ad91c>