

AGENDA

ELKHART COUNTY PLAN COMMISSION

October 9, 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 9th day of September, 2021.

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

MAJOR SUBDIVISION

9:00 A.M.

(WARNER)

A. Petitioner: Jeremy & Michelle Bachman (page 4)
Rebetz LLC

Petition: represented by Surveying and Mapping LLC
for primary approval of a 31-lot major subdivision to be known as **TERRA SUBDIVISION SECTION 2.**

Location: south end of Tasha Dr., 750 ft. south of State Line Rd., in York Township.
(MA-0734-2021)

B. Petitioner: Spartin Development LLC (page 5)
represented by Abonmarche Consultants

Petition: for primary approval of a 33-lot major subdivision to be known as **WOODFIELD TRACE.**

Location: east end of Bernice Dr., 500 ft. east of CR 3, in Baugo Township.
(MA-0738-2021)

REZONINGS

C. Petitioner: Perry Automotive (page 6)
represented by Surveying and Mapping LLC

Petition: for a zone map change from R-2 and PUD M-1 to B-3.

Location: west side of SR 19, 850 ft. south of CR 20 (Mishawaka Rd.), common address of 57923 State Road 19 in Baugo Township.
(RZ-0733-2021)

D. Petitioner: Borger Pletcher Development (page 7)

represented by Homeward Bound Animal Welfare Group Inc.
Petition: for a zone map change from GPUD E-3 to A-1.
Location: east side of CR 17, 3,000 ft south of CR 6, common address of 53536 CR 17
in Washington Township. (RZ-0739-2021)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENTS

E. Petitioner: Greencroft Goshen IN (page 8)
represented by Abonmarche Consultants
Petition: for an amendment to an existing DPUD R-3 known as **GREENCROFT MIDDLEBURY** to allow for new buildings and for primary approval of a 1-lot minor subdivision to be known as **GREENCROFT INC. /GREENCROFT MIDDLEBURY DPUD PHASE 2.**
Location: south side of Wayne St., 3,200 ft. east of US 20, in Middlebury Township.
(DPUD-0736-2021)

DETAILED PLANNED UNIT DEVELOPMENT

F. Petitioner: Nusbaum Investments LLC (page 9)
represented by Abonmarche Consultants
Petition: for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as **TRANSPORT U.S. STORAGE LOT DPUD M-1.**
Location: north side of CR 38, 1,125 ft. east of CR 17, common address of 21825 CR 38 in Elkhart Township.
(DPUD-0735-2021)

G. Petitioner: Windshire Corporation (page 10)
represented by AR Engineering LLC
Petition: for a zone map change from GPUD B-2 to DPUD B-2 and for primary approval of a 2-lot minor subdivision to be known as **WINDSHIRE-DG: DPUD B-2.**
Location: southwest corner of US 33 and CR 31, common address of 67193 US Highway 33 in Jackson Township.
(RZ-0740-2021)

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
- Minor Change Request- Wakeside Properties LLC represented by Jeff Haradine is requesting a minor change to a site plan for the Wakeside Marine DPUD, on property located on the West side of SR 19, 883 ft. North of Roseland Road, North of CR 4 with a common address of 51305 State Road 19 in Osolo Township, approved on October 15, 2012 (PC 2012-14). The request is to amend the site plan by adding a 6,000 ft² structure to the north of the two existing structures. The original site

- plan showed a 20,000 ft² structure to the north of the property.*
- *Plat Committee & Plan Commission 2022 meeting time changes.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday October 14, 2021, at **9:00 am** 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 Committee meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on October 14, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Plan Committee 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.