

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

November 10, 2022

9:30 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 13th day of November, 2022.

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

### REZONINGS

9:30 A.M.

**(BURBRINK)**

- A. Petitioner: Tobt2 LLC **(page 5)**  
represented by Freedom Builders  
Petition: for a zone map change from R-1 to M-1.  
Location: south side of W. Lawrence St., 170 ft. east of Wayne St., in Middlebury Township. (RZ-0732-2022)
- B. Petitioner: Kim Warner-Squires (Buyer) **(page 6)**  
Erma & Roger Swartzendruber (Seller)  
represented by Century 21, Coldwell Banker  
Petition: for a zone map change from A-1 & B-3 to R-1.  
Location: southwest corner of SR 15 & CR 20, common address of 58527 SR 15 in Jefferson Township. (RZ-0758-2022)
- C. Petitioner: Richardson's Enterprises of Middlebury LLC **(page 7)**  
represented by Surveying and Mapping LLC  
Petition: for a zone map change from A-1 to M-2.  
Location: west side of SR 13 (Main St.), 1,850 ft. south of CR 12, common address of 55357 SR 13 in Middlebury Township. (RZ-0760-2022)

**DETAILED PLANNED UNIT DEVELOPMENT**

D. Petitioner: Larry Miller (page 8)  
represented by Hand To The Plow Surveying  
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a  
1-lot minor subdivision to be known as **MILLERSBURG FEEDS DPUD A-1**.  
Location: southeast corner of CR 40 & SR 13, in Clinton Township. (RZ-0768-2022)

E. Petitioner: Big River LLC (page 9)  
represented by Land & Boundary LLC  
Petition: for a zone map change from B-1 and PUD B-1 to DPUD B-3 and for primary  
approval of a 2-lot minor subdivision to be known as **HARTWOOD TREE CARE DPUD**.  
Location: northwest corner of Adams St. & Bristol St., common address of 1130 E.  
Bristol St. in Osolo Township. (DPUD-0767-2022)

**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.
- Certification of Residency for Steven Clark.

**ADJOURNMENT**

The Elkhart County Plan Committee is meeting on Thursday November 10, 2022, at **9:30 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. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9:30 am** on November 10, 2022. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.