

MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 13TH DAY OF APRIL 2017 AT 9:00 A.M. IN THE
MEETING ROOM OF THE DEPARTMENT OF PUBLIC SERVICES BUILDING
4230 ELKHART ROAD, GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Roger Miller. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Mae Kratzer, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Tony Campanello, Steven Edwards, Roger Miller, Steve Warner, Lori Snyder, Jeff Burbrink, Tom Stump, Philip Barker.

Absent: Frank Lucchese.

2. A motion was made and seconded (*Edwards/Stump*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 9th day of March 2017, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/Burbrink*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for a Zone Map change from A-1 to M-2, for Thor Wakarusa LLC represented by Marbach, Brady & Weaver, Inc., on property located on the East side of Maple St., 990 ft. South of Waterford St., common address of 300 Maple Lane in Olive Township, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #RZ-0140-2017*.

Debra Hughes of Marbach, Brady & Weaver, 3220 Southview Drive, Elkhart, was present as the Project Civil Engineer for Thor Wakarusa, LLC. Also present was Bruce Kurtz, Vice-President of Manufacturing to represent the owner. She noted Thor would like to continue to expand the manufacturing facility from surrounding parcels.

Mike Horton, 208 Maple Lane, Wakarusa, was present in remonstrance. He noted he resides on the adjoining parcel in the Northwest corner of the subject parcel. He expressed when they purchased their property 14 years ago, it was because of the quiet, rural setting which he has invested a lot of money in. He continued saying he does not want a big industrial complex in his back yard.

Tom Bowen, 204 Maple Lane, Wakarusa, was also present in remonstrance indicating he feels the same as Mr. Horton. Mr. Bowen resides just north of the subject property.

In response, Bruce Kurtz of Thor Motor Coach reported Thor currently owns the property to the west which has been manufacturing for a number of years (previously Holiday Rambler), to the south was Monaco Coach for years which is manufacturing, and the parcel just to the northeast has been industrial and manufacturing for a number of years (also previously Holiday Rambler). He noted Thor intends to possibly put a building to the East, and the subject parcel would end up being

parking for employees and/or completed units. He expressed he understands the concerns that have been voiced by neighboring property owners and pointed out anything that Thor does will be subject to restrictions such as mounds or trees as a barrier. He reported Thor would want to respect that and do as much as they can to maintain the buffer. When Mr. Miller questioned type of roadway adjacent to the subject property, Mr. Kurtz indicated Maple Lane is a paved street. He went on to add that Thor does not have truck traffic ingress/egress from there. They utilize Industrial Drive for access which is on the east side of the subject property. He did say there may be employee vehicle traffic on Maple Lane.

If approved, Mr. Campanello questioned if Thor will need to come back to the Plan Commission with the City of Wakarusa requirements. Ms. Hughes noted this request would proceed to the Wakarusa Town Board who will have the final say. Mr. Godlewski noted Wakarusa has a review committee in addition to the review process by Elkhart County prior to receiving a building permit. Ms. Hughes also pointed out the Zoning Ordinance has specific buffering requirements between industrial and residential zoning districts.

A motion was made and seconded (*Edwards/Burbrink*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Ms. Snyder noted the area has certainly been industrial for many years, and it is somewhat unfortunate that there are two residential parcels right in the middle of that area.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Tony Campanello, **Seconded by** Lori Snyder that the Advisory Plan Commission recommend to the Wakarusa Town Council that this request for a Zone Map change from A-1 to M-2 be approved in accordance with the Staff Analysis.

During the motion, Mr. Barker noted some concern about straight rezoning because it gives a lot of latitude in what can happen there. Mr. Campanello suggested that the town will take care of that. When Mr. Stump questioned screening requirements in Wakarusa, Mr. Godlewski noted it would be a Class 3 buffer which is the widest and tallest, with the most plantings. When Mr. Stump further questioned those requirements, Mr. Auvil stated it is 25 ft. wide, "x" number of trees per 100 linear feet, and "x" number of bushes or they can choose to do a birm which would have to be an average of six feet tall, four feet wide at the top with a slope of 1 to 4. He added they would also have to put four or eight trees every 100 ft. Mr. Godlewski reported it will be Class 3 because the zoning goes from manufacturing to residential. Mr. Auvil also reported another option would be a wall or fence around the property which has other requirements. He added that most facilities choose the birm option especially if there is excess soil on the site that can be utilized. Mr. Miller noted the petitioner is not required at this point to give particulars of a rezoning which Attorney Kolbus confirmed. When Mr. Stump asked about any setbacks due to the industrial area bordering residential property, Mr. Auvil stated he believes the requirement is a 50 ft. side setback and 75 ft. front setback. Mr. Campanello noted he felt comfortable with the rezoning.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Jeff Burbrink, Lori Snyder, Philip Barker, Roger Miller, Steve Warner, Steven Edwards, Tom Stump, Tony Campanello.

6. The application for the Vacation of a County Right-Of-Way known as Via Mirafiore, for Emerald Chase Land Dev. represented by Progressive Engineering Inc., on property located on the portion of East/West county ROW known as Via Mirafiore, West of Via Pisa, North of US 20, East of CR 15, in Concord Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as Case #VRW-0132-2017.

The petitioner was not present.

There were no remonstrators present.

A motion was made and seconded (*Burbrink /Edwards*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Ms. Snyder noted the opportunity for some new housing out there.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Jeff Burbrink that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for the Vacation of a County Right-Of-Way known as Via Mirafiore be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Jeff Burbrink, Lori Snyder, Philip Barker, Roger Miller, Steve Warner, Steven Edwards, Tom Stump, Tony Campanello.

7. CR 6 & 17 NE TIF amendment: Petitioner's Exhibit #1 submitted *[attached to minutes]*. Mr. Buche presented the proposed project for the Love's Travel Plaza in the Northeast Corridor TIF District at the intersection of U.S. 20 and County Road 17. He explained the progress on the discussions with the developer and Elkhart County officials supporting the incentive for the development of the Love's Travel Plaza project. He explained the history of the Northeast Corridor TIF District and referred to the Elkhart County Comprehensive Plan and the previous zoning and plan approvals for the Love's Travel Plaza project and commercial subdivision. He presented the "Order of the Elkhart County Plan Commission Determining that a Resolution and Plan Amendments Approved and Adopted by the Elkhart County Redevelopment Commission Conform to the Comprehensive Plan and Approving the Resolution and Plan Amendment" to the Plan Commission. Following discussion, a motion was made by Mr. Stump and seconded by Mr. Warner to approve the Order. The motion was carried.

Vote: Motion passed (**summary:** Yes = 7, No = 1, Abstain = 0).

Yes: Jeff Burbrink, Lori Snyder, Philip Barker, Roger Miller, Steve Warner, Steven Edwards, Tom Stump.

No: Tony Campanello.

8. ***Board of County Commissioners Approvals Following Plan Commission Recommendations.***

None.

9. Mr. Stump reported the person still present in the audience was seeking information on the Fieldstone Crossing petition. Mr. Godlewski noted Fieldstone Crossing is at a stand-still at this point because the developer has not met the criteria of the Technical Committee. He noted there is a possibility that the developer will further reduce the number of lots in the proposal due to poor soil conditions.

10. Mr. Miller adjourned the meeting at 9:36 a.m.

Respectfully submitted,

Deborah Britton, Recording Secretary

Roger Miller, Chairman