

**MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 13TH DAY OF SEPTEMBER 2018 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, Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Matt Shively, 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, Frank Lucchese, Philip Barker.

2. A motion was made and seconded (*Edwards/Snyder*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 9th day of August 2018, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/Miller*) 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 B-3, for Marcelo Alaniz, on property located on the North side of CR 28, 1,445 ft. Southwest of US 33, common address of 21831 CR 28 in Concord Township, zoned A-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #RZ-0542-2018*.

Marcelo Alaniz, 21831 CR 28, Goshen, was present as the petitioner. He explained that he believes he can get more use of the land by having a used car lot. He stated it is a good location for a used car lot since the auction building, owned by Double Tree, LLC, is right beside his property. When Mr. Campanello questioned if he lived at the residence, Mr. Alaniz responded yes.

There were no remonstrators present.

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

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tony Campanello that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a Zone map change from A-1 to B-3 be approved in accordance with the Staff Analysis with the following Condition imposed:

1. A new deed must be submitted for the portion to be rezoned.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

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

5. The application for an Amendment to an existing DPUD known as ARBORS AT RIVERBEND DPUD to include a sign, for Arbors at Riverbend represented by Creative Sign Resources, on property located on the East side of Ash Rd., 1,200 ft. South of Old US 20, common address of 55750 Ash Rd. in Cleveland Township, zoned DPUD R-4, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #DPUD-0532-2018*.

Ron Mitchell, Creative Sign Resources, 4707 E. Washington Blvd., Fort Wayne, was present representing the petitioner. He mentioned that he wants to add a free standing sign at the entrance. He explained that the sign is 32 square feet, stands about 4 feet tall, and is non-illuminated. He mentioned that in 2002 during the new construction the owners did not look far into the future about the additional sign. When Mr. Campanello questioned if it was a replacement sign, Mr. Mitchell responded that it is a new sign.

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.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Jeff Burbrink that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for an Amendment to an existing DPUD known as ARBORS AT RIVERBEND DPUD to include a sign be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

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

6. The application for an Amendment to an existing DPUD to expand property, for a Zone map change from A-1 to DPUD M-1 and for Primary approval of a two lot minor subdivision to be known as HORIZON TRANSPORT DPUD, for First State Bank of Middlebury Trustee Marion Schrock Irrev Life Ins. Trust (Owner/Buyer of pt proposed lot 2 & Seller pt of parcel 006) and Jeremy & Kelly Jackson (Sellers of pt proposed lot 2 and Buyer of pt of parcel 006) represented by Abonmarche Consultants, on property located on the North side of CR 38, 900 ft. East of CR 31 and East side of CR 31, 500 ft. North of CR 38, common address of 15655 CR 38 in Clinton Township, zoned DPUD M-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #DPUD-0537-2018*.

Brad Mosness, Abonmarche Consultants, 1009 S. Ninth St., was present representing the petitioner. He explained that they are requesting an Amendment to the DPUD for a Zone map change. He stated that the landowner has offered a land swap to the neighboring property owner. He mentioned that there is no new access on CR 38 for the new trailer storage. He explained that in the papers that were submitted to the Plan Department two letters of support was included. Mr. Miller questioned with the primary reason for changing from A-1 to M-1. Mr. Mosness stated that the existing trailer lot is M-1 and would like the additional land to be the same zone.

There were no remonstrators present.

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

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Steven Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for an Amendment to an existing DPUD to expand property, for a Zone map change from A-1 to DPUD M-1 and for Primary approval of a two lot minor subdivision to be known as HORIZ ON TRANSPORT DPUD be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).

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

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

Jason Auvil reported that on August 16, 2018, the Bristol Town Council approved a Zone map change from GPUD M-1 to DPUD M-1 for Wagner Land Development and Primary approval of a four lot major subdivision to be known as Bristol Park for Industry Phase 2G DPUD, Secondary approval of a four lot major subdivision to be known as Bristol Park for Industry Phase 2G DPUD, and a Zone map change from R-1 to B-1 for Whity City, LLC. Mr. Auvil added that on August 20, 2018, the Board of County Commissioners approved the Amendments to the Elkhart County Subdivision Control Ordinance. Mr. Auvil explained that at the Middlebury Town meeting on August 20, 2018, the Amendment for an existing DPUD and Primary and Secondary approval of a four lot major subdivision to be known as Northridge Center DPUD was approved. He mentioned that on August 22, 2018, the Millersburg Town Council approved a Zone map change from A-1 to M-1 for Forest River Manufacturing.

8. A motion was made and seconded (*Miller/Snyder*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:28 a.m.

Respectfully submitted,

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Kristi Shaffer, Recording Secretary

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Jeff Burbrink, Chairman