

**MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 13TH DAY OF JANUARY 2022 AT 9:30 A.M. IN THE**  
**MEETING ROOM OF ADMINISTRATION BUILDING 117 N. 2<sup>ND</sup> ST., 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; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Phil Barker, Steve Edwards, Lori Snyder, Tom Stump, Jeff Burbrink, Roger Miller, Brian Dickerson, Frank Luchesse.

**Absent:** Steve Warner.

2. A motion was made and seconded (*Burbrink/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 10th day of November 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/Edwards*) 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 Rules of Procedure change was presented by Mr. Godlewski, to increase the executive committee from 4 members to 5 members to add Jeff Burbrink to the existing committee.

A motion was made and seconded (*Burbrink/Edwards*) to change the Rules of Procedure to increase the executive committee from 4 members to 5 member and to add Jeff Burbrink to the existing committee. The motion was carried with a unanimous roll call vote.

5. A motion was made and seconded (*Stump/Luchesse*) to elect the following Board members: Mr. Burbrink as Chairman, Mr. Warner as Vice Chairman, and Mrs. Snyder for Secretary. The motion carried by unanimous roll call vote.

6. The application for a zone map change from A-1/M-2 to M-2, for Penny E. Stroup Trustee of the Penny E. Stroup Revocable Trust represented by Ryan White, on property located on the north and south side of CR 8, 2385 ft. west of CR 27, in Washington Township, zoned A-1, M-2, was presented at this time.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0931-2021*.

Ryan White, 418 S. Main St., Elkhart, was present online representing the petitioner. He stated Bristol has an opportunity to grow their industrial area in Elkhart County.

Mike Yoder, 303 Vistula St. Bristol, Town Manager of Bristol stated he is for this zone map

change. He explained that this area is next to town and town utilities. Mr. Yoder continued to state the Town of Bristol is ready for this type of development.

There were no remonstrators present.

A motion was made and seconded (*Lucchese/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** Jeff Burbrink, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from A-1/M-2 to M-2 be approved in accordance with the Staff Analysis.

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

**Yes:** Phil Barker, Steve Edwards, Lori Snyder, Tom Stump, Jeff Burbrink, Roger Miller, Brian Dickerson, Frank Lucchese

7. The application 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 R. YODER DPUD B-3, for Randall E. Yoder & Beth E. Yoder, Husband & Wife represented by Surveying and Mapping LLC, on property located on the north side of CR 150, 2,830 ft. east of SR 19, common address of 27453 CR 150 in Union Township, zoned A-1, was presented at this time.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0927-2021*.

Debra Hughes, Surveying & Mapping, LLC 3220 Southview Dr. Elkhart, was present representing the petitioner. She explained the company wants to put up a sign and in order to do that this project need to go through the DPUD process.

There were no remonstrators present.

A motion was made and seconded (*Snyder/Burbrink*) 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 Edwards, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request 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 R. YODER DPUD B-3 be approved in accordance with the Staff Analysis.

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

**Yes:** Phil Barker, Steve Edwards, Lori Snyder, Tom Stump, Jeff Burbrink, Roger Miller, Brian Dickerson, Frank Lucchese

8. Mr. Godlewski presented the Northeast Corridor TIF District Amendment item. He stated

Craig Buche was present for the request.

Craig Buche, Elkhart County Attorney, 130 North Main St. Goshen, was present for this request. He stated he had maps of the area [Attached to file as Exhibit #1]. He explained the maps show the area of the Amazon project, located north of the Toll Road, just east of the entrance to the Toll Road. He stated he is here today seeking support in determining that the project conforms to the Comprehensive Plan for Elkhart County. He went on to say this is an amendment of the local TIF district, there would be no expansion of the TIF district. He continued to say there is a separate allocation area for this project. Mr. Buche stated that this area has already received the commissioners' approval for the zoning and DPUD that is currently on the property. He explained the request now is to create the allocation area. Mrs. Snyder asked for Mr. Buche to identify the area on the map. Mr. Dickerson asked if their action as a board changes any other previous commitments, and Mr. Buche confirmed.

Mr. Miller asked if this was something the county has done before. Mr. Buche stated that this is not an unusual reimbursement project. He went on to explain how the TIF reimbursement works.

Mr. Burbrink asked what their plans are in regards to the on/off ramps. Mr. Buche explained that CR 4 will be extended from the current entrance of the Toll Road to CR 17, and that will be taken east to CR 19. He went on to say there is a currently proposed round about immediately north of the Amazon project which will tie into CR 4. He continued to say as you go west to CR 17 there is a purposed round about that will be the entrance of the toll road.

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

**Motion: Action:** Approve, **Moved by** Frank Lucchese, **Seconded by** Steve Edwards written order for the TIF allocation be approved.

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

**Yes:** Phil Barker, Steve Edwards, Lori Snyder, Tom Stump, Jeff Burbrink, Roger Miller, Brian Dickerson, Frank Lucchese

9. The purposed solar ordinance was presented by power point by staff and discussed by the Board.

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

Jason Auvil reported on the November 15, 2021, December 13, 2021, and December 20, 2021 Elkhart County Commissioners petition approvals and denial. Petition was approved on the November 1<sup>st</sup>, 2021, Middlebury's Town Council. Petition was approved on the November 18<sup>th</sup>, 2021, Bristol Town Council.

11. A motion was made and seconded (*Burbrink/Snyder*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:18 a.m.

Respectfully submitted,

---

Amber Weiss, Recording Secretary

---

Jeff Burbrink, Chairman