

AGENDA

ELKHART COUNTY PLAN COMMISSION

July 11, 2024
9:30A.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 13th day of June 2024.

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

VACATION

9:30 A.M.

- A. Petitioner: Martin T. Moser & Faith R. Moser Husband & Wife (page 7)
represented by Abonmarche Consultants
Petition: for the vacation of a portion of an east/west county right-of-way known as CR 152 and for a vacation of a portion of a north/south county right-of-way known as CR 143.
Location: east of CR 43 and north of US 6, in Benton Township. (VRW-0379-2024)

PRIMARY MAJOR SUBDIVISION

- B. Petitioner: Edgar W. Miller & Phyllis K. Miller (page 8)
represented by Jones Petrie Rafinski
Petition: for primary approval of an 8-lot major subdivision to be known as **STONE MILLER BUSINESS PARK**.
Location: north side of CR 2, 2,105 ft. east of SR 13, in York Township. (MA-0338-2024)

REZONING

- C. Petitioner: Robert L. Reed & Tane L. Reed, Husband & Wife (page 9)
Petition: for a zone map change from B-3 and A-1 to A-1.
Location: west side of SR 15, 3,270 ft. north of CR 24, common address of 58977 SR 15 in Jefferson Township. (RZ-0324-2024)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- D. Petitioner: G L Clark Inc. (page 10)
represented by Wightman
- Petition: for an amendment to an existing DPUD M-2 known as **GL CLARK PARK DPUD M-2** for a new building.
- Location: east side of SR 19, 2,420 ft. north of CR 42, common address of 66540 SR 19 in Harrison Township. (DPUD-0373-2024)

DETAILED PLANNED UNIT DEVELOPMENT

- E. Petitioner: Albert Reasonover & Carmen E. Reasonover, Husband & Wife (page 11)
represented by Wightman
- Petition: for a zone map change from R-1 and B-1 to DPUD R-2 and for primary approval of a 5-lot major subdivision to be known as **REASONOVER’S ASH ROAD SUBDIVISION**.
- Location: east side of Ash Rd., 950 ft. north of Old US 33, common address of 56974 Ash Rd. in Baugo Township. (DPUD-0277-2024)

- F. Petitioner: Mitch Hawkins (page 12)
represented by Jones Petrie Rafinski
- Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval a 1-lot minor subdivision to be known as **HAWKINS DETAILED PLANNED UNIT DEVELOPMENT**.
- Location: west side of SR 13, 3,450 ft. south of SR 120, common address of 53829 SR 13 in York Township. (DPUD-0381-2024)

- G. Petitioner: North Trace RV Resort LLC (page 13)
represented by Surveying and Mapping LLC
- Petition: for a zone map change from GPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as **NORTH TRACE RV RESORT DPUD B-3**.
- Location: west side of CR 29, 1,240 ft. south of CR 56, common address of 72987 CR 29 in Benton Township. (DPUD-0374-2024)

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.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday July 11, 2024, 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 at **9:30 am** on July 11, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.