

AGENDA

ELKHART COUNTY PLAN COMMISSION

June 13, 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 9th day of May 2024.

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

REZONINGS

9:30 A.M.

(Snyder)

- A. Petitioner: C. W. Peterson III (page 7)
Petition: for a zone map change from R-1/B-2 to R-1.
Location: south side of Oak Dr., 250 ft. east of Ash Rd., common address of 30958 Oak Dr. in Cleveland Township. (RZ-0294-2024)
- B. Petitioner: Custom Art Gallery, LLC (page 8)
Petition: for a zone map change from B-3 to B-2.
Location: northeast side of US 33, 990 ft. south of Concord Mall Dr./Sunnyside Ave., common address of 23957 US 33 in Concord Township. (RZ-0306-2024)
- C. Petitioner: JMS Property Management, LLC (page 9)
Petition: for a zone map change from B-3, PUD B-3, R-1 to B-3.
Location: south side of Toledo Rd. 1,035 ft. east of Goshen Ave (CR 16), common address of 1675 Toledo Rd. in Concord Township. (RZ-0310-2024)
- D. Petitioner: Able Medical, LLC (Buyer) (page 10)
Beacon Medical Group Inc. (Seller)
Petition: for a zone map change from R-1/R-2 to B-2.
Location: west side of Elkhart St. (CR 3) 625 ft. north of CR 40, common address of 207 North Elkhart St. in Olive Township. (RZ-0315-2024)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- E. Petitioner: Charles R. Roeder & Kristin M. Roeder, Husband & Wife (page 11)
represented by Martin Brothers Contracting

Petition: for an amendment to an existing DPUD R-1 known as **ABEL ESTATES DPUD** to allow for an additional building.
Location: north end of Abel Dr., 1,000 ft. north of east Waterford St., west of SR 19, common address of 200 Abel Dr. in Olive Township. (DPUD-0301-2024)

DETAILED PLANNED UNIT DEVELOPMENTS

F. Petitioner: Gary L. Roberts & Frances M. Roberts, Husband & Wife (page 12)
represented by Surveying and Mapping LLC
Petition: for a zone map change from A-1 to DPUD B-3 & DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as **ROBERTS DPUD**.
Location: southeast corner of CR 10 & CR 6, common address of 29829 CR 10 in Cleveland Township. (DPUD-0293-2024)

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.
- Minor Change-ELKHART EAST AREA D PHASE IV DPUD E-3, to add a 160 sq.ft. wall sign.

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday June 13, 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 June 13, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.