



DATE: June 10, 2024

TO: Plan Commission

FROM: Daniel Dean

SUBJECT: Minor Change / Sign Deviation

Brent Holdeman, Premiere Signs, is requesting a minor change to add a signage deviation for Elkhart East Area D Phase IV lot 15A, on property located on the west side of CR 17, 300 ft. south of Endeavor Dr., in Osolo Township, with a common address of 22150 Challenger Dr. The DPUD site plan and support materials were approved May 18, 2015 (PC 07-14c).

The request is to place a 160 sq. ft. replacement wall sign on the building's east facade for the proposed tenant, where the development ordinance limit per wall sign in E-3 is only 32 sq. ft. No signage deviations are listed in any of the DPUD support materials.

Because other areas of Elkhart East undergoing buildout are receiving M zoning (which has a higher limit on area per wall sign), and because the sign is subject to architectural committee approval in addition to plan commission approval, staff recommends approval of this minor change request.

Attached are the request email received June 10, 2024, a site plan, and 2 sign renderings.

This minor change staff item will be on the June 13, 2024, Plan Commission agenda.

Danny Dean

From: Brent Holdeman <brent@premieresigns.com>
Sent: Monday, June 10, 2024 8:38 AM
To: Danny Dean
Cc: H. Jason Auvil; Danielle Richards
Subject: RE: 22150 Challenger Dr. elkhart
Attachments: Xerox Scan_06102024083150.PDF

Caution! This message was sent from outside your organization.

Good morning Danny

Yes we are requesting a minor change to add this deviation.
Please see the attached.

From: Danny Dean <DDean@elkhartcounty.com>
Sent: Thursday, June 6, 2024 11:13 AM
To: Brent Holdeman <brent@premieresigns.com>
Cc: H. Jason Auvil <HJAuvil@elkhartcounty.com>; Danielle Richards <DRichards@elkhartcounty.com>
Subject: RE: 22150 Challenger Dr. elkhart

Hi, Brent.

I've researched the file, and this is going to require a minor change to the DPUD.

This is because the wall sign limit in the ordinance is still very low (32 sq. ft. per wall sign) and there are no listed deviations from sign standards in the DPUD materials.

I'm sorry but I do not know how the permit for the current Valeo sign was allowed to go through without this same action.

This is what I need:

- A response from you saying, yes, we are requesting the minor change to add this deviation.
- Markup from you on the attached site plan indicating where the sign will go. (Informal, just write it on there the way Stacey normally does.)
- A letter of approval from Pete Letherman. (This can wait until after the minor change, but it would be very nice to bring as part of the minor change docs, and I will not be able to release final permit without it.)

Pete Letherman, SIOR, CCIM
Northland Corporation
574-262-2576
www.northlandcorporation.com
(PO Box 1322, Elkhart, IN 46515)

If I can get these from you ASAP this week or very beginning of next week, I can get this on the agenda for June 13.

Please remember that this will go the plan commission with a recommendation of approval from me but the plan commission has the final say.

Let me know.



Danny Dean, Planner
Elkhart County Planning & Development
4230 Elkhart Road
Goshen, Indiana 46526
(574) 971-4594

From: Brent Holdeman <brent@premieresigns.com>
Sent: Sunday, June 2, 2024 2:10 PM
To: Danny Dean <DDean@elkhartcounty.com>
Subject: 22150 Challenger Dr. elkhart

Caution! This message was sent from outside your organization.

Good afternoon Danny

Please see the attached.

I am just checking to see if this would be allowed .

Stacey and I are going to be out of town next week and just want to get the ball rolling n this project.

Stacey will fill out and send all the proper paper work when we get back.

Brent Holdeman

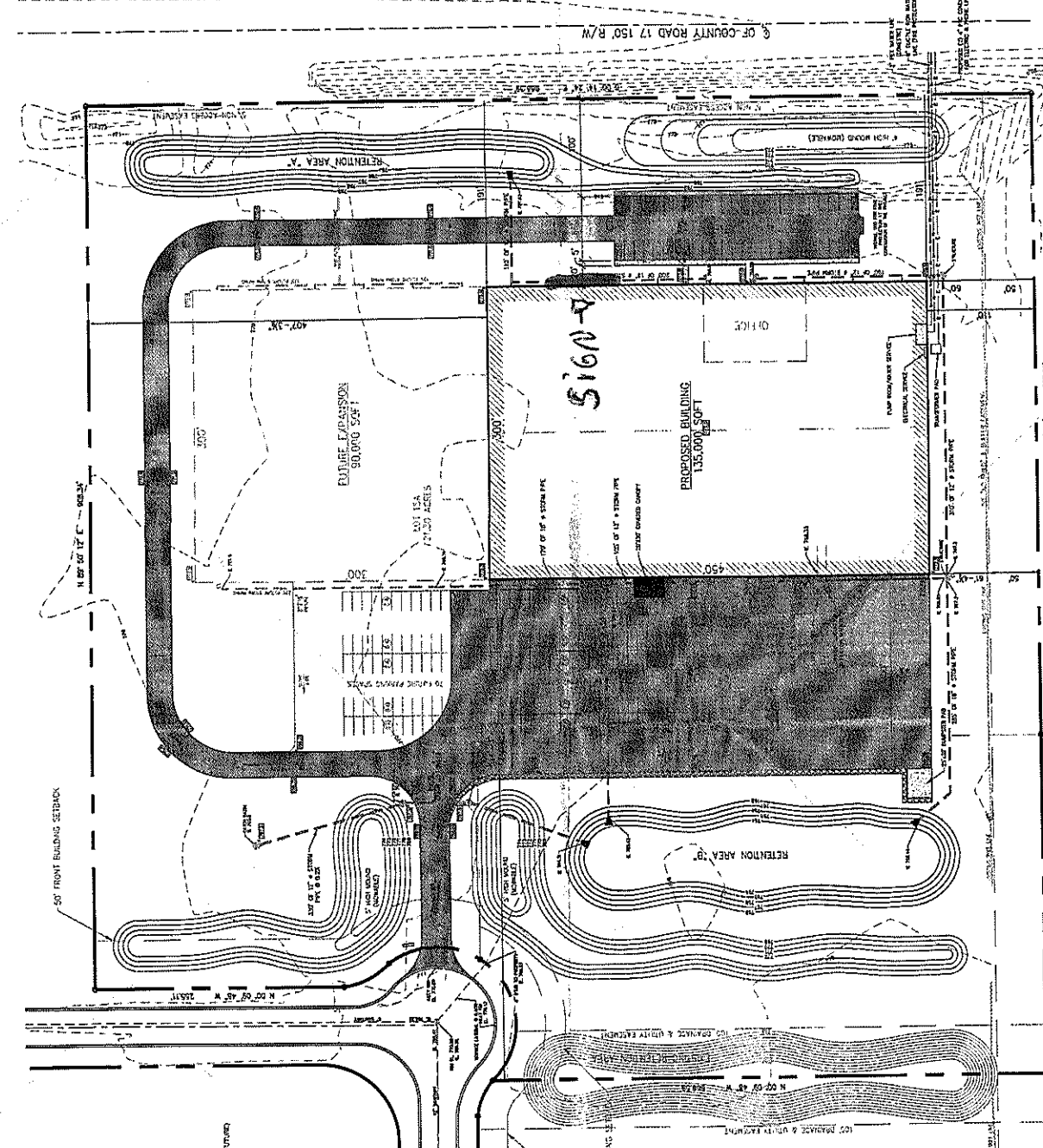
NO. 1	1/20/15	Final Review of Storm Piping
NO. 2	1/20/15	Final Review of Storm Piping
NO. 3	1/20/15	Final Review of Storm Piping
NO. 4	1/20/15	Final Review of Storm Piping
NO. 5	1/20/15	Final Review of Storm Piping
NO. 6	1/20/15	Final Review of Storm Piping
NO. 7	1/20/15	Final Review of Storm Piping
NO. 8	1/20/15	Final Review of Storm Piping
NO. 9	1/20/15	Final Review of Storm Piping
NO. 10	1/20/15	Final Review of Storm Piping
NO. 11	1/20/15	Final Review of Storm Piping
NO. 12	1/20/15	Final Review of Storm Piping
NO. 13	1/20/15	Final Review of Storm Piping
NO. 14	1/20/15	Final Review of Storm Piping
NO. 15	1/20/15	Final Review of Storm Piping
NO. 16	1/20/15	Final Review of Storm Piping
NO. 17	1/20/15	Final Review of Storm Piping
NO. 18	1/20/15	Final Review of Storm Piping
NO. 19	1/20/15	Final Review of Storm Piping
NO. 20	1/20/15	Final Review of Storm Piping

J. A. WAGNER CONSTRUCTION, INC.
 3333 Midway Street, Elkhart, IN 46516
 (317) 295-2121 Fax (317) 292-1620

ACC CLIMATE CONTROL
 ELKHART INDIANA

Proposed New Building For

C1.1

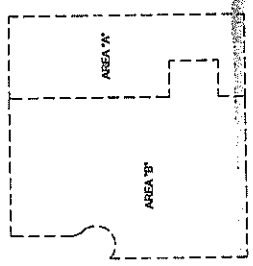


SITE PLAN
 1"=50'
 1.07 ACRES
 11.3 ACRES

STORM PIPING CALCULATIONS

SECTION	AREA	PERCENT	DRAINAGE AREA	PEAK FLOW	PIPE SIZE	VELOCITY	TIME	DEPTH
1	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100	100
11	100	100	100	100	100	100	100	100
12	100	100	100	100	100	100	100	100
13	100	100	100	100	100	100	100	100
14	100	100	100	100	100	100	100	100
15	100	100	100	100	100	100	100	100
16	100	100	100	100	100	100	100	100
17	100	100	100	100	100	100	100	100
18	100	100	100	100	100	100	100	100
19	100	100	100	100	100	100	100	100
20	100	100	100	100	100	100	100	100

NOTE: CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 1. RAINFALL INTENSITY: 4.0 INCHES PER HOUR (100 YEAR RETURN PERIOD)
 2. TIME OF CONCENTRATION: 15 MINUTES
 3. PIPE MATERIAL: 15" DIA. 150' R/W
 4. PIPE SLOPE: 0.01



Retention Area 'A'

Building	62,000	0.5	31,000
Hard Surface	54,000	0.5	27,000
Grass	0	0.05	0
Retention Area	116,000	0.5	58,000
Average 'C'	0.275		
Volume Required	28,350 SF		

Retention Area 'B'

Building	142,000	0.5	71,000
Hard Surface	142,000	0.5	71,000
Grass	0	0.05	0
Retention Area	284,000	0.5	142,000
Average 'C'	0.275		
Volume Required	142,000 SF		



1834 in

SPHEROS

260 in

400 in

SPIHEROS

57.87 in