

AGENDA

ELKHART COUNTY PLAN COMMISSION

September 12, 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 8th day of August 2024.

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

VACATION

9:30 A.M.

(MILLER)

- A. Petitioner: Axius Realty Middlebury LLC (page 5)
represented by Structure Point
Petition: for the vacation of an east/west town right-of-way known as Bradley Street.
Location: southwest corner of Pleasant St. & N. Main St., 30 ft. west of Main St.,
common address of 211 N. Main St. in Middlebury Township.
(VRW-0553-2024)

REZONINGS

- B. Petitioner: Aurelio C. & Lucia Valle Montufar Barrera (page 6)
Petition: for a zone map change from R-1 to A-1.
Location: north side of Cr 108. 1,945 ft. east of CR 101. , common address of 29379 CR
108 in Cleveland Township. (RZ-0518-2024)
- C. Petitioner: Jolene M. Weaver (page 7)
Petition: for a zone map change from R-1 to R-2.
Location: southeast corner of CR 40 and SR 15, common address of 18884 CR 40 in
Elkhart Township. (RZ-0525-2024)
- D. Petitioner: James Leroy & Dawn R. Wise, Husband & Wife (page 8)
Petition: for a zone map change from PUD M-1 to A-1.
Location: southwest corner of CR 17 and US 6, common address of 72057 CR 17 in
Jackson Township. (RZ-0536-2024)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

E. Petitioner: Giada Holdings, LLC (page 9)
Petition: for an amendment to an existing DPUD B-3 known as **CR 10 MINI STORAGE MINOR DPUD AMENDMENT LOT 1.**
Location: north side of CR 10, 3,250 ft. west of John Weaver Parkway, common address of 28443 CR 10 in Cleveland Township. (DPUD-0552-2024)

DETAILED PLANNED UNIT DEVELOPMENT

F. Petitioner: George E. Vernasco & David Vernasco (Seller) (page 10)
represented by Insite Real-Estate Investment Properties, LLC (Buyer)
Petition: for a zone map change from B-1/B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as **ALDI FOOD MARKET DPUD.**
Location: southeast corner of Corwin St. and Old US 20, common address of in Cleveland Township. (DPUD-0554-2024)

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.*
- *An amendment to consolidated SR 15 Economic Development Area.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday September 12, 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 September 12, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.