

AGENDA

ELKHART COUNTY PLAN COMMISSION

April 10, 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 March 2025.

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

DETAILED PLANNED UNIT DEVELOPMENT 9:30 A.M. (SNYDER)

- A. Petitioner: Nathan D. Miller & Lori B. Miller, Husband & Wife **(page 5)**
 represented by Land and Boundary LLC
 Petition: for a zone map change from R-2 to DPUD B-3 and R-2 and for primary
 approval of a 2-lot minor subdivision to be known as **MILLER'S COUNTY**
 ROAD 4 DPUD MINOR SUBDIVISION.
 Location: north side of CR 4, 1,990 ft. west of East County Line Rd., common address
 of 10361 CR 4 in York Township. *(DPUD-0131-2025)*

APPEAL FROM PLAT COMMITTEE'S DECISION

- B. Petitioner: CRN Real Estate LLC (Owner) **(page 6)**
 Gary Middleton (Appellant)
 represented by Niblock Excavating
 Petition: for primary approval of a 2-lot minor subdivision to be known as **102 MINOR.**
 Location: south side of CR 102, 985 ft. west of CR 25, common address of 17900 CR
 102 in Washington Township. *(MI-0053-2025)*

DEVELOPMENT ORDINANCE AMENDMENTS

- C. Petitioner: Elkhart County Plan Commission **(page 7)**
 Petition: for multiple amendments to the text of the Elkhart County Development
 Ordinance.
 Location: The geographic area to which the proposed amendments to the text of the
 Elkhart County Zoning Ordinance applies is all lands within Elkhart County,
 including all the Townships: Cleveland, Osolo, Washington, York, Baugo,
 Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke,

Union, Jackson and Benton, but excluding the jurisdictions of the City of Goshen, the City of Elkhart, and the Town of Nappanee.

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.*
- *Minor change request for CLOVERLEAF FINISHING DPUD.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday April 10, 2025, 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 April 10, 2025. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.