

AGENDA

August 14, 2024

Public Service Building
MEETING ROOMS A & B

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 10th day of July 2025.

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

PRIMARY APPROVAL

9:30 A.M.

(SNYDER)
(page 9)

A. Petitioner: Warner Farms (page 9)
represented by Innovative Communities, Inc.
Petition: for primary approval of a 6-lot major subdivision to be known as ***ROCK
POINTE SECOND.***
Location: east side of CR 29, 2,140 ft. north of CR 34, in Elkhart Township.
(MA-0351-2025)

REZONING

B. Petitioner: Cesar Manuel Valdez **(page 10)**
 Petition: for a zone map change from A-1 to B-2.
 Location: east side of US 33, 1,260 ft. north of CR 40, common address of 65764 US 33
 in Elkhart Township. *(RZ-0444-2025)*

DETAILED PLANNED UNIT DEVELOPMENTS

C.	Petitioner:	Conservative Business Concepts LLC represented by Abonmarche Consultants	(page 11)
	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 <i>BROOKVIEW FARMS PHASE 1 DPUD B-3 AMENDMENT.</i>	
	Location:	northeast corner of Fernbrook Rd. & CR 142, west side of SR 15, common address of 67470 Fernbrook Rd. in Jackson Township.	(DPUD-0445-2025)
D.	Petitioner:	Igor Doroshenko & Nina Mamalat Doroshenko, Husband & Wife & Andriy Doroshenko & Katya Doroshenko, Husband & Wife represented by B. Doriot & Associates, Inc.	(page 12)

Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of an 8-lot major subdivision to be known as ***DOROSHENKO A-1 DPUD***.
Location: south side of CR 118, 1,700 ft. west of Old CR 17, in Concord Township.
(DPUD-0441-2025)

E. Petitioner: Fernbrook LLC (page 13)
represented by DVG Team, Inc.
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 ***NIPSCO NEW PARIS LOCAL OPERATIONS CENTER***.
Location: northwest corner of Fernbrook Rd. & CR 142, west of SR 15, common address in Jackson Township.
(DPUD-0352-2025)

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)*

- *Middlebury East TIF Expansion.*
- *South Benton TIF Expansion.*

ADJOURNMENT

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

Brad Rogers – County Commissioners Liaison: no term

Brian Dickerson – Appointed by Commissioners: term 1/1/22 – 12/31/25

Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28

Dan Carlson – Ag Agent: no term