

# AGENDA

## **ELKHART COUNTY PLAN COMMISSION**

SEPTEMBER 10, 2015

9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS A & B  
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of minutes of the last regular meeting of the Elkhart County Plan Commission held on the 13<sup>th</sup> day of August 2015.

The Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance to be entered as evidence for today's hearings.

### **MAJOR SUBDIVISION**

**9:00 A.M.**

**(DORIOT)**

- A. Petitioner: Alvin J. Heims **(Page 2)**  
represented by Progressive Engineering, Inc.  
Petition: for Primary approval of a four-lot major subdivision to be known as **HERITAGE TRAILS**.  
Location: east side of CR 43, 4,000 ft. south of SR 120, common address of 53810 CR 43 in York Township, zoned A-1 and R-2. *(53810County Road 43-150803-1)*

### **REZONING**

- B. Petitioner: **SLM Management, LLC,** **(Page 3)**  
**an Indiana Limited Liability Company,**  
represented by Marbach, Brady & Weaver, Inc.  
Petition: for a zone map change from M-2 to B-3.  
Location: southwest corner of Lusher Avenue and SR 19 (Nappanee Street), in Baugo Township. *(00000LUSHER AVENUE-150713-1)*

### **TABLED REZONING**

**9:30 A.M.**

**(EDWARDS)**

- C. Petitioner: **Candi L. Chupp (seller) and** **(Page 4)**  
**Thomas E. Miller (buyer)**  
Petition: for a zone map change from R-1 to B-1.  
Location: southeast corner of CR 17 and Suburban Drive, west side of Christopher Drive, 800 ft. south of SR 120, common address of 54628 CR 17 in Washington Township. *(54628CR 17-150619-1)*

**AMENDMENT TO EXISTING DETAILED PLANNED UNIT DEVELOPMENT**

- D. Petitioner: Finis Terra, Inc. (owner), and **(Page 5)**  
 Furrion, Ltd. (developer),  
 represented by Jones Petrie Rafinski
- Petition: for an amendment of an existing Detailed Planned Unit Development to be known as **FURRIION DPUD** (formerly known as **REPLAT LOT 8 ELKHART EAST AREA 'E' PHASE 1**).
- Location: north side of Independence Court, 1,100 ft. north of Executive Parkway, common address of 52567 Independence Court in Washington Township, zoned DPUD E-3. *(52567INDEPENDENCE COURT-150803-1)*

**DETAILED PLANNED UNIT DEVELOPMENT** **10:00 A.M.** **(WARNER)**

- E. Petitioner: Glen D. & Orpha Fae Bontrager (owners) **(Page 6)**  
 and Clayton Schrock (developer)  
 represented by Cardinal Point Surveying
- Petition: for a zone map change from A-3 to a Detailed Planned Unit Development A-1 to be known as **SCHROCK FURNITURE DPUD**.
- Location: southwest corner of CR 37 and CR 34, in Clinton Township. *(00000CR 37-150730-1)*

**DETAILED PLANNED UNIT DEVELOPMENT WITH SECONDARY**

- F. Petitioner: N and D, LLC (owner/developer), **(Page 7)**  
 represented by Marbach, Brady & Weaver, Inc.
- Petition: for a zone map change from General Planned Unit Development M-1 to a Detailed Planned Unit Development M-2 to be known as **BRISTOL PARK FOR INDUSTRY, PHASE 2F DPUD M-2**.
- Location: north side of Commerce Drive, 1,100 ft. west of CR 29, 2,500 ft. north of SR 120, in Washington Township. *(0COMMERCE DRIVE-150731-1)*
- G. Petitioner: N and D, LLC (owner/developer), **(Page 8)**  
 represented by Marbach, Brady & Weaver, Inc.
- Petition: for Secondary approval of a one-lot major subdivision known as **BRISTOL PARK FOR INDUSTRY, PHASE 2F DPUD M-2**.
- Location: north side of Commerce Drive, 1,100 ft. west of CR 29, 2,500 ft. north of SR 120, in Washington Township, zoned GPUD M-1. *(0COMMERCE DRIVE-150731-2)*

**STAFF/BOARD ITEM** *(time of review at the discretion of the Plan Commission)*

➤ *Funneling*

**ADJOURNMENT**