

AGENDA

ELKHART COUNTY PLAN COMMISSION

November 10, 2021

9:00 A.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 14th day of October, 2021.

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

MAJOR SUBDIVISION

9:00 A.M.

(WARNER)

- A. Petitioner: Deerfield Real Estate Holdings LLC (page 3)
represented by Lang, Feeney & Associates, Inc.
Petition: for primary approval of a 32-lot major subdivision to be known as
DEERFIELD ESTATES SECTION FOUR.
Location: east side of CR 5, 1,680 ft. north of CR 2, in Cleveland Township.
(MA-0795-2021)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- B. Petitioner: TH Indiana LLC C/O Satellite Industries (page 4)
represented by Abonmarche Consultants
Petition: for an amendment to an existing DPUD M-1 known as **BRISTOL PARK FOR INDUSTRY-PHASE 2C DPUD LOT 3 AND PHASE 2D DPUD LOT 4** now known as **BRISTOL PARK FOR INDUSTRY PHASE 2C & 2D DPUD AMENDMENT** to allow for a revised site plan.
Location: north side of Commerce Dr., 1,840 ft. west of CR 29, common address of 1686 Commerce Dr. in Washington Township. (DPUD-0806-2021)

DETAILED PLANNED UNIT DEVELOPMENT

- C. Petitioner: Martin Yoder & Rhonda Yoder (page 5)
represented by Abonmarche Consultants
Petition: for a zone map change from A-4 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as **MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1.**
Location: north side of CR 20, 2,040 ft. east of CR 35, in Middlebury Township.
(DPUD-0805-2021)

REZONING

(page 6)

- D. Petitioner: Bontrager Holding Group LLC (Owner) & Howard’s Salvage (Occupant)
- Petition: for a zone map change from M-1 & R-1 to M-2.
- Location: northwest side of CR 8, 1,500 ft. west of CR 21, common address of 19757 CR 8 in Washington Township. (RZ-0803-2021)

TOWN COMPREHENSION PLAN

(page 7)

- E. Petitioner: The Town of Wakarusa
- Petition: An amendment to the Elkhart County 2006 Comprehensive Land Use Plan to replace that portion of the plan for the Town of Wakarusa area with the new Town of Wakarusa Growing Our Future 2030 Comprehensive Plan.
- Location: The jurisdictional limits of the Town of Wakarusa and the adjacent areas in the jurisdictional limits of Elkhart County (Generally, from the current Memorial Park extending North to CR 38, at the Southwest corner of the town limits between CR 1 and CR 3, and the North ½ of the North ½ of the Southwest & Southeast Quarters of Section 35, Range 4 East, Township 36 North.

PUBLIC MEETING ITEMS *(time of review at the discretion of the Plan Commission)*

- *NE TIF District Amendment.*

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

- *Board of County Commissioners Approvals Following Plan Commission Recommendations.*
- *Ideal Welding LLC is requesting a minor change to the site plan for the Ideal Welding DPUD, on property located on the east side of CR 31, 500 ft. south of CR 22, with a common address of 59386 CR 31 in Middlebury Township, approved on October 16, 2017 (PC 2017-21). The request is to amend the site plan by adding a 240 sq. ft. engine room that will power the existing welding shop. The building will be placed near the east side of the shop. No detached engine room is shown on the original site plan.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Wednesday November 10, 2021, at **9:00 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. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Plan Committee meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on November 10, 2021. The public

and press may still attend the meeting and comment at any public hearing in person, but the County Plan Committee may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.