

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

September 10, 2020  
9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES  
MEETING ROOMS A & B  
4230 ELKHART ROAD, 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 August 2020.

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

### VACATIONS

9:00 A.M.

(MILLER)

- A. Petitioner: ***Douglas C. & Terri L. Briner*** (page 8)  
represented by Lang, Feeny & Associates, Inc.  
Petition: for the vacation of a portion of an east/west unnamed county right-of-way.  
Location: north side of lots 607–609 in Sunset Park First, north side of Wolf Ave., 350 ft. west of CR 1, in Baugo Township. (VRW-0577-2020)
- B. Petitioner: ***Audie L. & Gertrude K. Brown*** (page 9)  
represented by Marbach, Brady & Weaver, Inc.  
Petition: for the vacation of a portion of an east/west unnamed county right-of-way.  
Location: north side of lot 619 and the east half of lot 620 in Sunset Park First, north side of Wolf Ave., 1,050 ft. west of CR 1, in Baugo Township. (VRW-0544-2020)

### REZONINGS

- C. Petitioner: ***Caleb Eugene Miller & Kayla Rose Miller, H & W & Spencer Conrad Miller 1/2 Int.*** (page 10)  
represented by Abonmarche Consultants  
Petition: for a zone map change from A-1 to M-1.  
Location: south side of CR 2, 1,660 ft. west of SR 13, common address of 11240 CR 2 in York Township. (RZ-0600-2020)
- D. Petitioner: ***Beth A. Miller (Land Contract Purchaser) & AMMF Trustee Corporation Trustee for Amish Mutual Mortgage Fund (Land Contract Holder)*** (page 11)  
represented by Edward R. Miller & Nancy E. Miller, H & W

Petitioner: for a zone map change from M-2 to A-1.  
Location: north side of CR 56, 988 ft. east of CR 100, common address of 30283 CR 56  
in Locke Township. (RZ-0589-2020)

**9:30 A.M.**

**(WARNER)**

E. Petitioner: **Thor Industries** (page 12)  
Petitioner: for a zone map change from A-1 to M-1.  
Location: west side of the intersection of CR 23 and Industrial Dr., 1,300 ft. west of SR  
15, in Washington Township. (RZ-0581-2020)

F. Petitioner: **JB Martin Properties, LLC** (page 13)  
Petitioner: for a zone map change from PUD M-1/M-1 to M-1.  
Location: north side of CR 42, 650 ft. west of SR 19, common address of 28125 CR 42  
in Olive Township. (RZ-0541-2020)

**GENERAL PLANNED UNIT DEVELOPMENT**

G. Petitioner: Star Property Real Estate Company, LLC (page 14)  
represented by Zarembo Group, LLC  
Petitioner: for a zone map change from A-1 to a GPUD B-2 to be known as **STAR  
PROPERTY DG GPUD B-2.**  
Location: east side of SR 13, 1,280 ft. south of CR 32, in Clinton Township.  
(GPUD-0618-2020)

**DETAILED PLANNED UNIT DEVELOPMENT**

H. Petitioner: Fir Properties, LLC (page 15)  
represented by Jones Petrie Rafinski  
Petitioner: for an Amendment to an existing DPUD M-2 known as **RECYCLING  
WORKS INDUSTRIAL DPUD** for an addition to an existing building.  
Location: west side of CR 7, 1,400 ft. north of CR 26, common address of 59697 CR 7  
in Concord Township. (DPUD-0597-2020)

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

- Board of County Commissioners Approvals Following Plan Commission Recommendations
- The Elkhart County Advisory Plan Commission's Executive Committee findings for the job performance evaluation and compensation of an individual employee as part of the Planning and Development Department's 2021 budget process.

**ADJOURNMENT**