

AGENDA

ELKHART COUNTY PLAN COMMISSION

November 12, 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 8th day of October 2020.

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

VACATION OF RIGHT OF WAY

9:00 A.M.

(EDWARDS)

- A. Petitioner: Bravo Romeo LLC (page 6)
represented by Freedom Builders
Petition: for the vacation of a portion of a north/south unnamed town right-of-way.
Location: 195 ft. north of Walnut St. and 165 ft. east of SR 13, 1,500 ft. north of CR 42,
N. Benton Street in Clinton Township. (VRW-0747-2020)
- B. Petitioner: Teresa Ervin and Brenda S. & Lena F. Banks (page 7)
Petition: for the vacation of north/south and east/west unnamed county right-of-ways.
Location: north side of Wayne St. and east side of Shore Ave., 1,200 ft. north of Old US
33, west of SR 19, in Baugo Township. (VRW-0756-2020)
- C. Petitioner: Roger & Madonna L. Dickson (page 8)
represented by Lang Feeney & Associates, Inc.
Petition: for the vacation of a portion of a north/south and east/west unnamed county
right-of-way.
Location: north off of Wolf Avenue, 160 ft. west of CR 1, north of old US 33, Wolf
Avenue in Baugo Township. (VRW-0792-2020)

DETAILED PLANNED UNIT DEVELOPMENT

9:30A.M.

(CAMPANELLO)

- D. Petitioner: 1868 Vistula Street Properties, LLC (page 9)
represented by Marbach, Brady & Weaver, Inc.
Petition: for a zone map change from R-1 to DPUD B-1 and for primary approval of a
1-lot minor subdivision to be known as **SOLOMON FOWLER MANSION
DPUD B-1.**

Location: south side of Vistula St. (SR 120), 2,200 ft. west of Maple St. (CR 23), common address of 1105 W Vistula Street in Washington Township.
(RZ-0797-2020)

- E. Petitioner: John J. Culbertson (page 10)
represented by Abonmarche Consultants
Petition: for a zone map change from A-1/R-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as **CULBERTSON DPUD**.
Location: north side of CR 8, 2,450 ft. east of CR 19, common address of 20613 CR 8 in Washington Township.
(DPUD-0601-2020)

- F. Petitioner: Scott S. & Anita L. McAfoos (page 11)
represented by B. Doriot & Associates, Inc. **10:00 A.M. (LUCCHESE)**
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 3-lot minor subdivision to be known as **MCAFOOS COUNTY ROAD 19 A-1 DPUD**.
Location: west side of CR 19, 1,100 ft. south of CR 126, common address of 60709 CR 19 in Jefferson Township.
(DPUD-0788-2020)

- G. Petitioner: Marion & Susan K. Bontrager (page 12)
represented by B. Doriot & Associates, Inc.
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as **WABASH RR CROSSING MINOR SUBDIVISION PHASE II**.
Location: north side of CR 42, 2,640 ft. east of SR 13, common address of 11513 CR 42 in Clinton Township.
(DPUD-0791-2020)

PRIMARY APPROVALS

- H. Petitioner: David & Wanda J. Buck Husband & Wife (seller) (page 13)
represented by Jacob E & Katy E Sooner
Petition: for primary approval of a 1-lot minor subdivision to be known as **BUCK MINOR**.
Location: west side of CR 35, 1,340 ft. north of CR 20, common address of 58741 CR 35 in Middlebury Township.
(MI-0599-2020)

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

- Elroy Drive Industrial Park TIF District
- Middlebury Southeast TIF District

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

- Board of County Commissioners Approvals Following Plan Commission Recommendations

ADJOURNMENT

The Elkhart County Plan Commission is meeting on Thursday November 12, 2020, at 9am in Room 104 of the Public Services 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 Commission meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at 9am on November 12, 2020. The public and press may still attend the meeting and comment at any public hearing in person, but the County Plan Commission 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.