

AGENDA

ELKHART COUNTY PLAN COMMISSION

OCTOBER 10, 2019

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 10th day of October 2019.

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

REZONINGS

9:00 A.M.

(F. LUCCHESI)

- A. Petitioner: ***Antonio Ledezma (Buyer) and David Markham & Rosanne Markham, Husband & Wife (Sellers)*** (page 7)
represented by Jaime Munoz
Petition: for a zone-map change from R-4 to B-3.
Location: Northeast side of US 33, 700 ft. North of CR 20, common address of 23919 US Highway 33 in Concord Township. (RZ-0634-2019)
- B. Petitioner: ***Elkhart 53897, LLC*** (page 8)
represented by Sophia Weaver
Petition: for a zone-map change from R-1 to A-1.
Location: West side of CR 7, 3,100 ft. North of Bristol St., common address of 53897 CR 7 in Osolo Township. (RZ-0605-2019)
- C. Petitioner: ***K & K Real Estate Holdings, LLC*** (page 9)
Petition: for a zone map change from B-2 to B-3.
Location: North side of Lake Dr., 300 ft. East of SR 19, common address of 26355 Lakewood Dr. in Osolo Township. (RZ-0611-2019)
- D. Petitioner: ***K & K Real Estate Holdings, LLC*** (page 10)
Petition: for a zone-map change from R-2/B-2 to B-3.
Location: Southeast corner of SR 19 & Lakewood Dr., common address of 51466 SR 19 in Osolo Township. (RZ-0612-2019)

GENERAL PLANNED UNIT DEVELOPMENT

9:30 A.M

(T. STUMP)

- E. Petitioner: Schonsheck, Inc. (Buyer), and **(page 11)**
David Blough Trustee Joy Blough Irrevocable Trust (Seller), and
Indiana Michigan Power Company
represented by Marbach, Brady & Weaver, Inc.
Petition: for a zone-map change from A-1 to GPUD B-3 to be known as
SCHONSHECK DISTRIBUTION CENTER GPUD B-3.
Location: North side of CR 6, 2,160 ft. East of CR 19, common address of 20597 CR 6
in Washington Township. **(GPUD-0625-2019)**

DETAILED PLANNED UNIT DEVELOPMENTS

- F. Petitioner: Middlebury Community Schools (Buyer) and **(page 12)**
Crystal Valley Investments, LLC (Seller)
represented by Progressive Engineering, Inc.
Petition: for a zone-map change from DPUD R-1 to DPUD A-1 and for Primary
approval of a 1-lot minor subdivision to be known as ***MIDDLEBURY
SCHOOLS EQUESTRIAN CENTER DPUD.***
Location: East side of Northridge Dr., 1,747 ft. North of CR 16 (Wayne St.), in
Middlebury Township. **(DPUD-0641-2019)**
- G. Petitioner: Daniel Wingard **(page 13)**
represented by Progressive Engineering, Inc.
Petition: for a zone-map change from R-1 to DPUD B-2 and for Primary approval of a
1-lot minor subdivision to be known as ***ARROW INDUSTRIAL SURPLUS
DPUD.***
Location: Southeast side of SR 15, 2,650 ft. North of Vistula St., in Washington
Township. **(DPUD-0640-2019)**
- H. Petitioner: Anthony L. Yoder & Mary Lou Yoder Husband & Wife **(page 14)**
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
1-lot minor subdivision to be known as ***A. J. YODER A-1 DPUD MINOR
SUBDIVISION.***
Location: West side of East County Line Rd., 2,150 ft. South of CR 30, in Clinton
Township. **(DPUD-0644-2019)**

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

- *Board of County Commissioners Approvals Following Plan Commission Recommendations*
- *Zoning Ordinance Discussion*
- *2020 Planning Calendar*

ADJOURNMENT