

AGENDA

ELKHART COUNTY PLAN COMMISSION

APRIL 14, 2016

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 March 2016.

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

MAJOR SUBDIVISIONS

9:00 A.M.

(CAMPANELLO)

- A. Petitioner: Daniel Lee & Betty Dean Ganger and K. Joseph & Sandra K. Hopkins represented by Progressive Engineering, Inc. (page 6)
Petition: for primary approval of a six-lot major subdivision to be known as **FERN RIDGE ADJUSTMENT REPLAT, A REPLAT OF LOTS 4, 5 & 6 IN FERN RIDGE ADDITION & LOTS 4, 5 & 6 IN FERN RIDGE SECOND ADDITION.**
Location: west side and east side of E. Indiana Lake Rd., 2,284 ft. north of CR 2, common address of 50567 E. Indiana Lake Rd. in Washington Township, zoned R-2. (50567EAST INDIANA LAKE RD-160222-1)
- B. Petitioner: Town and Country Builders of Goshen represented by Progressive Engineering, Inc. (page 7)
Petition: for primary approval of an 11-lot major subdivision to be known as **WHISPERING WOODS.**
Location: east of CR 14, north of US 20, 920 ft. south of Willowbend Blvd., in Jefferson Township, zoned A-1. (00000CR 14-160229-1)
- C. Petitioner: Rebetz, LLC represented by Marbach, Brady & Weaver, Inc. (page 8)
Petition: for primary approval of a 31-lot major subdivision to be known as **TERRA SUBDIVISION SECTION 2.**
Location: south end of Tasha Dr., 750 ft. south of State Line Rd., 4,000 ft. east of SR 15, in York Township, zoned A-1. (00000TASHA DRIVE-160229-1)

REZONINGS

9:30 A.M.

(WARNER)

- D. Petitioner: ***Almac Development, Inc.*** (page 9)
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-1 to M-2.
Location: east side of CR 17, 1,100 ft. south of Beck Dr., in Jefferson Township.
(CR 17-160229-1)
- E. Petitioner: ***Jayco, Inc.*** (page 10)
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-1, Detailed Planned Unit Development B-3,
and Detailed Planned Unit Development M-1 to M-1.
Location: east and west sides of SR 13, east and west sides of CR 37, north side of CR
20, south of US 20, in Middlebury Township.
(SR 13-160229-1)
- F. Petitioner: ***Angela M. McCraner (seller) and
Three Oaks, LLC (buyer)*** (page 11)
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-1 to M-1.
Location: south side of CR 2, 2,000 ft. west of SR 13, common address of 11356 CR 2
in York Township.
(11356CR 2-160229-1)

AMENDMENT TO REZONING COMMITMENT

- G. Petitioner: ***Three Oaks, LLC*** (page 12)
represented by Jones Petrie Rafinski
Petition: to amend rezoning commitment #2 to remove paragraph B and add rezoning
commitment #5 to waive any buffering development standard requirements
and/or commitments between adjacent parcels if rezoned to manufacturing.
Location: south side of CR 2, 2,400 ft. west of SR 13, in York Township, zoned M-1.
(CR 2-160315-1)

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

- *Board of County Commissioners Approvals Following Plan Commission Recommendations*
- *Subdivision Control Ordinance Amendment*

ADJOURNMENT