

AGENDA

ELKHART COUNTY PLAN COMMISSION

July 13, 2023
9:30A.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 8th day of June 2023.

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

REZONING

9:30 A.M.

(Miller)

- A. Petitioner: DSJ Property, LLC (page 6)
represented by Freedom Builders
Petition: for a zone map change from M-1/R-2 to B-1.
Location: northeast corner of Lawrence St. & Wayne St., common address of 304 W. Lawrence St. in Middlebury Township. (RZ-0323-2023)

GENERAL PLANNED UNIT DEVELOPMENT

- B. Petitioner: North Trace RV Resort, LLC (page 7)
represented by Surveying and Mapping LLC
Petition: for a zone map change from A-1 to GPUD B-3 to be known as **NORTH TRACE RV RESORT GPUD B-3**.
Location: west side of CR 29, 1,240 ft. south of CR 56, in Benton Township. (GPUD-0376-2023)

TABLED

- C. Petitioner: Swank & White, LLC (page 8)
represented by Abonmarche Consultants
Petition: for a zone map change from R-1 to R-3.
Location: northwest side of SR 120, 3,105 ft. northeast of CR 19, common address of 20551 SR 120 in Washington Township. (RZ-0275-2023)

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

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

- *Board of County Commissioners Approvals Following Plan Commission Recommendations.*
- *Minor Change-Terra Subdivision Section 2 request an extension of two years for the primary approval to October 14, 2025.*
- *Change to rules and procedures for CAD files with submission.*
- *Septic reserve area policy.*
- *Written Order to amend the Northeast TIF District.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday July 13, 2023, at **9:30 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. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:30 am** on July 13, 2023. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.