

AGENDA

ELKHART COUNTY PLAN COMMISSION

February 10, 2022
9:30 A.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 13th day of January, 2022.

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

REZONINGS

9:30 A.M.

(BURBRINK)

- A. Petitioner: Jayco **(page 7)**
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-4 to M-1.
Location: right side of CR 20, 1,300 ft. east of CR 35, in Middlebury Township.
(RZ-0005-2021)
- B. Petitioner: Transport Indiana LLC **(page 8)**
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-4 to M-1.
Location: south side of CR 20, 1,400 ft. east of CR 35, common address of 13596 CR 20 in Middlebury Township.
(RZ-0006-2022)
- C. Petitioner: Lippert Components Manufacturing Inc. **(page 9)**
represented by Warrick & Boyn, LLP.
Petition: for a zone map change from A-1 to M-2.
Location: south side of CR 2, 520 ft. west of CR 43, common address of 10330 CR 2 in York Township.
(RZ-0007-2022)

DETAILED PLANNED UNIT DEVELOPMENT

D. Petitioner: Shah Land Development (page 10)
represented by Anchor Construction
Petition: for a zone map change from DPUD E-3 & GPUD E-3 to DPUD M-2 and for
primary approval of a 1-lot minor subdivision to be known as **SHAH LAND
DEVELOPMENT LLC-WAREHOUSE 400.**
Location: northeast corner of Atlas Dr. & Innovation Dr., in Osolo Township.
(RZ-0011-2022)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

E. Petitioner: Joseph Yoder & Lisa Yoder Trust (page 11)
represented by Abonmarche Consultants
Petition: for an amendment to an existing DPUD A-1 known as **CUSTOM WOOD
FINISHING DPUD** to allow for a revised site plan.
Location: west side of CR 37, 1,600 ft. south of CR 36, in Clinton Township.
(DPUD-0003-2022)

ZONING ORDINANCE AMENDMENT

F. Petitioner: Elkhart County Redevelopment Commission (page 12)
Petition: To amend the Elkhart County Comprehensive Plan by adopting the Praire
Creek Run Neighborhood Plan the Northwest Gateway Mobility Study as
informational exhibits.
Location: The Prairie Creek Run neighborhood is bounded by city limits along Bristol
Street/CR 10 to the south, Johnson St./CR 9 to the west, Osolo Road/CR11 to
the east, and the parcels just north of Modrell St. & Medford St. The Northwest
Gateway area is bounded to the west by Ash Rd, to the south of Old US 33, to
the north CR 6, and the east by the city near SR 19

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

- Proposed Solar Ordinance.

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 Committee is meeting on Thursday February 13, 2022, 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. 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 Committee meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to

www.elkhartcountyplanninganddevelopment.com at **9:30 am** on February 13, 2022. The public and press may still attend the meeting and comment at any public hearing in person, but the County Plan Committee 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.