

AGENDA

ELKHART COUNTY PLAN COMMISSION

October 13, 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 8th day of September, 2022.

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

MAJOR SUBDIVISION 9:30 A.M.

(BURBRINK)

A. Petitioner: Emerald Chase Land Development **(page 8)**

Petition: represented by Abonmarche Consultants
for primary approval of a 35-lot major subdivision to be known as **CHELTON GLEN PHASE TWO.**

Location: west side of Bellhurst Dr., 800 ft. South of Chelton Glen Blvd., 525 ft. west of CR 19 , in Washington Township. (MA-0701-2022)

REZONINGS

B. Petitioner: Queen Ranch LLC **(page 9)**

Petition: represented by Jones Petrie Rafinski
for a zone map change from M-2 to B-3.

Location: southeast corner of Bloomingdale Dr. & Division St. (SR 15) 3,050 ft. north of CR 10, common address of 1108 S. Division St. in Washington Township. (RZ-0695-2022)

C. Petitioner: Samantha Properties LLC **(page 10)**

Petition: represented by Jones Petrie Rafinski
for a zone map change from A-1 to M-2.

Location: east side of SR 13, 1,650 ft. southwest of CR 12, in Middlebury Township. (RZ-0697-2022)

GENERAL PLANNED UNIT DEVELOPMENT

- D. Petitioner: Sandy Hill Acres LLC & Legacy Assests (page 11)
represented by Jones Petrie Rafinski
Petition: for a zone map change from A-1 to a GPUD M-1/R-4 to be known as **SANDY HILL ACRES GPUD.**
Location: south side of US 20, 725 ft. west of CR 35, in Middlebury Township. (GPUD-0694-2022)

DETAILED PLANNED UNIT DEVELOPMENT

- E. Petitioner: Sunrise Orchards Inc. (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 **SUNRISE ORCHARDS INC.**
Location: south side of CR 38, 2,530 ft. east of CR 21, common address of 19498 CR 38 in Elkhart Township. (DPUD-0703-2022)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- F. Petitioner: Wakeside Properties LLC (page 13)
represented by Jones Petrie Rafinski
Petition: for an Amendment to an existing DPUD B-2 known as **WAKESIDE MARINE DPUD** to add a new building and for primary approval of a 3-lot minor subdivision to be known as **WAKESIDE MARINE DPUD AMENDMENT.**
Location: west side of SR 19, 3,430 ft. north of CR 4, common address of 51305 SR 19 in Osolo Township. (DPUD-0698-2022)
- G. Petitioner: Elkhart East Holdings LLC (page 14)
represented by Abonmarche Consultants, Inc.
Petition: for an Amendment to an existing DPUD E-3 known as **LOT 2A ELKHART EAST AREA B DPUD PHASE 3** to add property and reconfigure stormwater, for a replat of lot 2A of **ELKHART EAST AREA B DPUD PHASE 3**, for a zone map change from GPUD E-3 to DPUD E-3, and for primary approval of a 1-lot minor subdivision to be known as **LOT 2A ELKHART EAST AREA B DPUD PHASE 3.**
Location: south side of Innovation Dr., 580 ft. east of CR 15, common address of 22412 Innovation Dr. in Osolo Township. (DPUD-0705-2022)

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.*
- *An amendment of the Middlebury Southeast TIF District.*
- *Approval for the Town of Bristol to establish a new allocation area in the South 15 combined TIF.*
- *2023 Calendar*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday October 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. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:30 am** on October 13, 2022. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.