

AGENDA

ELKHART COUNTY PLAN COMMISSION

February 11, 2021
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 14th day of January, 2021.

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

REZONING

9:00 A.M.

(Barker)

- A. Petitioner: Steve W. Ruple & Renae L. Ruple (page 9)
represented by Abonmarche Consultants
Petition: for a zone map change from A-1 to M-1.
Location: south side of CR 2, 1,000 ft. west of SR 13, common address of 11134 CR 2
in York Township. (RZ-0011-2021)

DETAILED PLANNED UNIT DEVELOPMENT

- B. Petitioner: Greencroft Middlebury Inc. (page 10)
represented by Abonmarche Consultants
Petition: for a zone map change from GPUD R-3/R-4 to DPUD R-4 and for Primary approval of a 1-lot minor subdivision to be known as **GREENCROFT MIDDLEBURY PHASE LIA DPUD R-4**.
Location: west side of Greencroft Parkway, 590 ft. south of Wayne St., east of US 20, in Middlebury Township. (DPUD-0012-2021)
- C. Petitioner: Lavern Graber & Sue Graber (page 11)
represented by Hand to Plow Surveying
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 **COUNTRY BARN DPUD A-1**.
Location: southeast corner of CR 16 and CR 116, common address of 11742 CR 16 in Middlebury Township. (DPUD-0013-2021)

9:30 A.M.

(Lucchese)

- D. Petitioner: Star Property Real Estate Company LLC **(page 12)**
represented by AR Engineering, LLC
Petition: for a zone map change from GPUD B-2 to DPUD B-2 and for Primary approval of a 1-lot minor subdivision to be known as **STAR PROPERTY DG DPUD B-2.**
Location: east side of SR 13, 1,200 ft. south of CR 32, in Clinton Township.
(DPUD-0014-2021)
- E. Petitioner: Fahlbeck Properties Inc. **(page 13)**
represented by Progressive Engineering Inc.
Petition: for a zone map change from A-1 to DPUD A-1 and for Primary approval of a 3-lot minor subdivision to be known as **SPRING FORWARD FAHLBECK, DPUD.**
Location: west side of CR 35, 835 ft. north of US 20, common address of 56865 CR 35 in Middlebury Township.
(DPUD-0922-2020)

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*

ADJOURNMENT

The Elkhart County Plan Commission is meeting on Thursday February 11, 2021, at **9am** in Room A & B of the Public Services 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 Commission meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9am** on February 11, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Plan Commission 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.
<https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=mc4137309e5586a302dbd5626781ad91c>