AGENDA

ELKHART COUNTY PLAN COMMISSION

MAY 8, 2008 9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES MEETING ROOMS A & B 4230 ELKHART ROAD, GOSHEN, INDIANA

Roll Call

Approval of minutes of the last regular meeting of the Elkhart County Plan Commission held on the 10th day of April 2008.

Approval of legal ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

The Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance to be entered as evidence for today's hearings.

SUBDIVISIONS		<u>9:00 A.M.</u> (LAN	<u>TZ</u>)	
A.	Petitioner:	Wal-Mart (owner/developer) represented by Woolpert, Inc.	(Page 4)	
	Petition:	for Primary approval of a two lot commercial subdivision to be known as		
		STARLITE COMMONS.		
	Location: East side of Ash Rd., 700 ft. South of Old US 20 and South side of		n side of Old US	
		20, 500 ft. East of Ash Rd. in Cleveland Township, zoned M-1.		
			(20081611)	
р	Datitionam	Course & Freid Schwitt Michael & Lovi McCourt	(D aga 5	
B.	Petitioner:	George & Enid Schmitt, Michael & Lori McCourt,	(Page 5	
		Vasiliy & Halina Nizhnik, and Linda Tepe (owners)		
		represented by Wightman Petrie, Inc.		
		for Primary approval of a 6 lot major subdivision to be know	own as REPLAT	
		OF LOTS 62-67 SUNLIT ACRES – PHASE III.		
Location: East side of Sunlit Blvd., East of Sun Valley Blvd., South off		off of CR 20 in		
		Jefferson Township, zoned A-1.	(20081614)	

AMENDMENT TO SITE PLAN/SUPPORT DRAWING 9:30 A.M. (MILLER)

A.	Petitioner:	RLC Enterprises, Inc. (owner/developer)	(Page 6)
		represented by Warren Johnson Architects, Inc. and Wightman Petrie, Inc.	
	Petition:	for an amendment to the Site Plan Support Drawing	to be known as
		LUMBER SITE PHASE I DPUD (TACO BELL).	
	Location:	West side of CR 17, 700 ft. South of SR 120 in Osolo	Township, zoned
		DPUD-B-3.	(20081608)

DETAILED/GENERAL PLANNED UNIT DEVELOPMENT

A.	Petitioner:	Five MC, LLC	(Page 7)
		represented by Brads-Ko Engineering & Surveying	
	Petition:	for a zone map change from B-2, M-1 and M-2 to a	a Detailed Planned Unit
		Development/General Planned Unit Development	-M-2 to be known as
		HERITAGE POINTE DPUD/GPUD-M-2.	
	Location:	Southwest side of US 20 at CR 16 (Wayne Street) in	Middlebury Township.
			(20081609)

DETAILED PLANNED UNIT DEVELOPMENTS 10:00 A.M. (YODER)

A.	Petitioner:	Parkway Development Group	(Page 8)
		represented by Brads-Ko Engineering & Surveying	
	Petition:	for a zone map change from A-1 to a Detailed Planner	d Unit Development-
		A-1 to be known as <i>MAPLE RIDGE DPUD</i> .	
	Location:	ion: West side of SR 13, 845 ft. North of CR 10 in York Townsh	
			(20081610)
B.	Petitioner:	Dan Yoder (owner) and	(Page 9)
		Green Valley Hotels, LLC (developer/purchaser)	
		represented by Brads-Ko Engineering & Surveying	
	Petition:	for a zone map change from A-1 to a Detailed Planned Unit Development-	
		B-3 to be known as STARBEST MIDDLEBURY DPUD (formerly known	
		as Green Valley Hotels DPUD).	
	Location:	West side of Main Street (SR 13), 490 ft. North of C	Orpha Drive (CR 37),

common address of 719 S. Main St. in Middlebury Township. (20081612)

AUDIENCE ITEMS

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

- > 2009 Planning and Code Enforcement Budgets
- Update on Northwest Gateway Land Use Plan
- Subdivision Control Ordinance

ADJOURNMENT