AGENDA

ELKHART COUNTY PLAN COMMISSION

AUGUST 12, 2010 9:00 A.M.

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

Call to Order

Roll Call

Approval of minutes of the last regular meeting of the Elkhart County Plan Commission held on the 8th day of July 2010.

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 9:00 A.M. (WARNER) Petitioner: Big M, Inc. represented by Marbach, Brady & Weaver (Page Petition: for Primary approval of a four lot major subdivision to be known as *THE* FARM SECTION 3. Location: East side of SR 13, 2,150 ft. North of CR 10 in York Township, zoned A-1. (FISHERS POND-100614-1) $\mathbf{B}/$ Petitioner: Habitat for Humanity of Elkhart County **(Page 4)** represented by Brads-Ko Engineering & Surveying Petition: for Primary approval of a Replat of the playground area of Harrison Ridge Subdivision to be known as **HARRISON RIDGE SUBDIVISION** SECOND. Location: East side of Tippecanoe Drive, 180 ft. South of Tyler Lane in Harrison Township, zoned R-1. (OTIPPECANOE DRIVE-100709-1)

DETAILED PLANNED UNIT DEVELOPMENT 9:30 A.M. (HOLT)

WITH SECONDARY APPROVAL

A. Petitioner: Paul Ivan & Anna Mae Martin (Page

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represented by Brads-Ko Engineering & Surveying

Petition: for a zone map change from a General Planned Unit Development-B-1/B-

2/B-3 to a Detailed Planned Unit Development-B-1 to be known as *THE WAKARUSA BUSINESS CENTER GRANDMA'S PANTRY DPUD*.

Location: Northwest corner of Keystone Drive & Kemar Street, 350 ft. West of SR 19

in Olive Township. (0KEYSTONEDr-100702-1)

Petitioner: Paul Ivan & Anna Mae Martin (Page

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represented by Brads-Ko Engineering & Surveying

Petition: for Secondary approval of a Detailed Planned Unit Development known as

THE WAKARUSA BUSINESS CENTER GRANDMA'S PANTRY

DPUD.

Location: Northwest corner of Keystone Drive & Kemar Street, 350 ft. West of SR 19

in Olive Township, zoned GPUD-B-1/B-2/B-3. (OKEYSTONEDr-

100702-2)

TEXT AMENDMENT TO THE SUBDIVISION CONTROL ORDINANCE

A. Petitioner: *Elkhart County Advisory Plan Commission*

Petition: for an amendment to the text of the Subdivision Control Ordinance for

property located, which proposal is summarized as follows: Amends the text of "Chapter 1 General Provisions 1.09 Saving Provision B. Approval under Prior Ordinances 2. Secondary Approval" to establish clarity on how to address a Primary Approval granted under the prior ordinance; and adds the subsection "Chapter 3 Major and Minor Subdivision Procedures 3.10 Effective Date of Primary Approval C. Extensions of Primary Approval" to establish a process for granting of extensions to Major and Minor

Preliminary Plans by the Plan Commission.

Location: unincorporated areas of Elkhart County, including but not limited to the

following townships: Cleveland, Osolo, Washington, York, Baugo, Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke, Union, Jackson, Benton, and the Town of Bristol, Town of Wakarusa, Town

of Millersburg, and Town of Middlebury.

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

ADJOURNMENT