AGENDA

ELKHART COUNTY PLAN COMMISSION

NOVEMBER 14, 2013 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 10th day of October 2013.

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.

REZONINGS 9:00 A.M. (WARNER) JB Martin Properties, LLC (owner of lot 10), & Petitioner: **(Page 4)** LDM Real Estate, LLC (owner of lot 9) represented by Brads-Ko Engineering & Surveying, Inc. for a zone map change from Detailed Planned Unit Development-M-1 to Petition: M-1. Location: North side of CR 42, 445 ft. West of SR 19, common address of 28125 CR 42 in Olive Township. (28125CR 42-131007-1) B. Petitioner: David J. & Elizabeth A. Myers (owners) and (**Page 5**) *Marjorie Kirkdorffer* (owner) for a zone map change from R-4 to B-3. Petition: Location: East side of US 33, 785 ft. North of CR 20, common address of 23929 US

(23929US 33-131007-1)

33 in Concord Township.

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

W/SECONDARY

C. Petitioner: Bhupendra R. Patel (owner/developer) (Page 6)

represented by Marbach, Brady & Weaver, Inc.

Petition: for an amendment to an existing Site Plan Support Drawing to be known as

SOUTH GATE HILLS II DPUD-B-3 PHASE 1A.

Location: South side of CR 24, 791 ft. East of SR 19, in Concord Township, zoned

DPUD-B-3. (000CR 24-131007-1)

D. Petitioner: Bhupendra R. Patel (owner/developer) (Page 7)

represented by Marbach, Brady & Weaver, Inc.

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

SOUTH GATE HILLS II DPUD-B-3 PHASE 1A.

Location: South side of CR 24, 791 ft. East of SR 19, in Concord Township, zoned

DPUD-B-3. (000CR 24-131007-2)

DETAILED PLANNED UNIT DEVELOPMENT

W/SECONDARY

E. Petitioner: Tubra, LLC (owner/developer) (Page 8)

represented by Marbach, Brady & Weaver, Inc.

Petition: for a zone map change from A-1 to Detailed Planned Unit Development-

M-1 to be known as BRISTOL PARK FOR INDUSTRY, PHASE 3

DPUD-M-1.

Location: East side of CR 29, 2,600 ft. North of SR 120, in Washington Township.

(OCR 29-131007-1)

F. Petitioner: Tubra, LLC (owner/developer) (Page 9)

represented by Marbach, Brady & Weaver, Inc.

Petition: for Secondary approval of a Detailed Planned Unit Development-M-1

known as BRISTOL PARK FOR INDUSTRY, PHASE 3 DPUD-M-1.

Location: East side of CR 29, 2,600 ft. North of SR 120, in Washington Township,

zoned A-1. (0CR 29-131007-2)

SECONDARY APPROVALS 10:00 A.M. (BURBRINK)

G. Petitioner: D. Afton Development, LLC (Page 10)

represented by Brads-Ko Engineering & Surveying, Inc.

Petition: for Secondary approval of a 12-lot major subdivision known as **WINDING**

RIVER ESTATES PHASE TWO.

Location: West side of CR 37, 835 ft. South of CR 10, in York Township, zoned R-3.

(0000CR 37-131010-1)

H. Petitioner: Innovative Land Development, LLC (Page 11)

represented by Brads-Ko Engineering & Surveying, Inc.

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

TIMBERSTONE THIRD DPUD.

Location: East side of CR 15, 3,750 ft. South of CR 6, in Osolo Township, zoned

DPUD-R-1. (000CR 42-131007-1)

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

> Amendments to the Elkhart County Advisory Plan Commission Rules of Procedure

AUDIENCE ITEM

> Jeff Chupp: Lot 67 of Hidden Meadows III

STAFF/BOARD ITEMS

- ➤ Planning Fees
- ➤ 2014 Planning Calendar

ADJOURNMENT