AGENDA

ELKHART COUNTY PLAN COMMISSION

July 9, 2020 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 9th day of July 2020.

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

COMPREHENSIVE PLAN AMENDMENT 9:00 A.M.

A. Petitioner: The Town of Middlebury (page 6)

Petition: An amendment to the Elkhart County 2006 Comprehensive Land Use Plan to

replace that portion of the plan for the Town of Middlebury area with the new "Middlebury 2030 Comprehensive Plan". The Plan Commission will hold a public hearing to discuss the plan amendment and make a recommendation on the plan amendment to both the Board of Commissioners of Elkhart County,

Indiana and the Middlebury Town Council.

Location: The jurisdictional limits of the Town of Middlebury and the adjacent areas in

the jurisdictional limits of the Elkhart County Redevelopment Commissions TIF districts (generally, on the west side of the Town of Middlebury along US 20 to the Welcome Sign which is before CR 35 and the former Hilltop Restaurant, and then north along SR 13 to the I-80/90 Toll Road interchange).

REZONINGS

B. Petitioner: Bravo Romeo LLC (Buyer) and

Millersburg Animal Clinic Inc. (Seller) (page 7)

represented by Freedom Builders

Petition: for a zone map change from R-1 to B-2.

Location: southeast side of SR 13 & Elm St., 260 ft. north of Walnut Street, common

address of 318 N. Benton St. in Clinton Township.

(RZ-0382-2020)

C. Petitioner: Elkhart County Advisory Plan Commission, Elkhart

(page 8)

Industrial Properties LLC, DuBois Holdings LLC, Joseph G. & Shirley A. Bieber, Nathan & Julie Steensma, Paula Hopkins, Nathaniel B. Roll Trust, Randall K. Rush Revocable Living Trust, LSE Investments, Inc., Brian Adams, Margarito Cuatepotzo & Rosa I. Avila, George E. Vernasco & David Vernasco, Hielke L. Hylkema Revocable Living Trust, Steven L. & Shelly K. Depositar, TBT Properties LLC, Mark & Stacey Jones, Dwill Corporation, Donald L. Klotz, Larry R Snow Charitable Remainder Trust, Donald L. & Barbara S. Klotz, Lincoln D. Bowers & Skylar Forseman, Rickis Self Lock Storage, Inc., Curtis B. & Josephine H. Thews Attn Prosperity Properties

represented by Elkhart County Plan Commission

Petition: for a zone map change from M-1/PUD M-1 to B-1/B-3.

Location: Along part of Old US 20, west of Sheridan Boulevard and east of Liberty

Drive, common address of 30499 Old US 20, 30513 Old US 20, 30530 Old US 20, 30561 Old US 20, 30568 Old US 20, 30585 Old US 20, 30586 Old US 20, 30598 Old US 20, 30602 Old US 20, 30606 Old US 20, 30631 Old US 20, 30636 Old US 20, 30643 Karen Ave., 30651 Old US 20, 30671 Old US 20, 30677 Old US 20, 30690 Old US 20, 30705 Old US 20, 30723 Old US 20, 30743 Old US 20, 30753 Old US 20, 30759 Old US 20, 30765 Old US 20, 30801 Old US 20, 30855 Old US 20, 55578 Corwin St., 55616 Corwin St., 55628 Corwin St., 55658 Corwin St., 55686 Corwin St. in Cleveland Township.

DETAILED PLANNED UNIT DEVELOPMENT

D. Petitioner: *Transport Indiana LLC*

(page 9)

represented by Abonmarche Consultants

Petition: for Primary approval of a 1-lot minor subdivision to be known as

TRANSPORT INDIANA DPUD.

Location: northwest corner of CR 26 and CR 7, common address of 27159 CR 26 in

Concord Township. (DPUD-0398-2020)

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

- > Board of County Commissioners Approvals Following Plan Commission Recommendations
- ➤ 2021 Planning & Development Budget

ADJOURNMENT

The Elkhart County Plan Commission is meeting on Thursday July 9, 2020, at 9am in Room 104 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 July 9, 2020. 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.