# AGENDA

## ELKHART COUNTY PLAN COMMISSION

## August 12, 2021 9:00 A.M.

#### ADMINISTRATION BUILDING MEETING ROOMS 104, 106, & 108 117 N. 2<sup>nd</sup> STREET, 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 8th day of July, 2021.

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

<b>REZONINGS</b>		<u>9:00 A.M.</u>	(WARNER)		
F.	Petitioner:	Finis Terra Inc.	(page 6)		
		Terry E. Floyd			
		Seahawk Corporation			
		represented by Mcbride Dale Associates, Inc.			
	Petition:	for a zone map change from GPUD E-3 to B-3.			
	Location:	Northwest corner of CR 6 & CR 17, in York Township.	(RZ-0563-2021)		
G.	Petitioner:	HC LLC	(page 7)		
		represented by Abonmarche Consultants			
	Petition:	for a zone map change from A-1 to M-1.			
	Location:	north side of CR 4, 1,900 ft. east of CR 33, in York Towns	n side of CR 4, 1,900 ft. east of CR 33, in York Township. ( <i>RZ-0569-2021</i> )		
H.	Petitioner:	John & Denise Hochstetler Trust Agreement	(page 8)		
		represented by Abonmarche Consultants			
	Petition:	for a zone map change from A-3 to M-1 & A-1.			
	Location: north side of CR 20, 2,000 ft. west of CR 37, common address of				
		in Middlebury Township.	(DPUD-0557-2021)		

### DETAILED PLANNED UNIT DEVELOPMENT AMENDMENTS

		INED UNIT DEVELOFINIENT AMIENDMENTS				
I.	Petitioner:	Wyland LLC	(page 9)			
		represented by Progressive Engineering Inc.				
	Petition:	for an amendment to an existing DPUD M-1 known	as <b>R &amp; S LAND</b>			
		MANGEMENT to be known as WYLAND MARINE DA	<b>PUD</b> to allow for a			
		new storage building.				
	Location:	west side of the easement, north of US 33, 2,000 ft. west	of CR 3, in Baugo			
		Township.	(DPUD-0558-2021)			
		1				
J.	Petitioner:	Almac-Sotebeer Inc.	(page 10)			
	Petition:	tition: for an amendment to an existing DPUD E-3 known as <b>ELK</b>				
		AREA D PHASE 1 AMENDMENT to allow for an add				
		building.				
	Location:	north side of Elkhart East Blvd., 500 ft. east of Disco	very Dr common			
	Location.	address of 22285 Elkhart East Blvd., 500 H. Cast of Disco	(DPUD-0534-2021)			
		address of 22285 Eikhart East bivd. In Osolo Township.	$(DI \ 0D \ 0J \ 34 \ 2021)$			
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	DETAILED PLANNED UNIT DEVEOPMENTS					
К.	Petitioner:	New Paris Development Company	(page 11)			
		represented by Innovative Communities Inc.				

К.	Petitioner:	New Paris Development Company	(page 11)		
		represented by Innovative Communities Inc.			
	Petition:	for a zone map change from GPUD R-1, R-4, & B-1	to DPUD R-4 and for		
		primary approval of a 139-lot major subdivision to be known as <i>FALCON'S</i>			
	<b>T</b>	NEST AT BARRINGTON SECTIONS 4-8.			
	Location:	north side of CR 46, 1,850 ft. west of CR 25, common address of 18561 CR			
		46 in Jackson Township.	(DPUD-0562-2021)		
L.	Petitioner:	Hubbard Hill Estates Inc.	(page 12)		
		represented by Abonmarche Consultants			
	Petition:	for a zone map change from A-1/DPUD B-3 to DPUD R-1 and for a primary			
		approval of a 1-lot minor subdivision to be known as <i>EARLY LEARNING</i>			
		CENTER AT HUBBARD HILL DPUD R-1.			
	Location:	southwest corner of CR 24 (Charlotte Ave.) & SR 19, common address of			
	Location.				
		28091 CR 24 in Baugo Township.	(DPUD-0568-2021)		
M.	Petitioner:	Seahawk Corp	(page 13)		
		represented by Ambrose Services, LLC			
	Petition:	for a zone map change from M-2 and GPUD E-3 to DPUD M-2 and for			
		primary approval of a 1-lot minor subdivision to be known as PROJECT			
		WINNIE DPUD.			
	Location:		n address of 52257 CD		
	Location:	west side of CR 19, 2,700 ft. north of CR 104, commo			
		19 in Washington Township.	(DPUD-0571-2021)		

N. Petitioner: The Town of Millersburg (page 14)
Petition: for an amendment to the Elkhart County 2006 Comprehensive Land Use Plan to replace that portion of the plan for the Town of Millersburg area with the new Millersburg Comprehensive Plan 2021.
Location: the jurisdictional limits of the Town of Millersburg.

#### **<u>PUBLIC MEETING ITEMS</u>** (time of review at the discretion of the Plan Commission)

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

- > Board of County Commissioners Approvals Following Plan Commission Recommendations
- Hearing Officer Alternate

### **ADJOURNMENT**

The Elkhart County Plan Commission is meeting on Thursday August 12, 2021, at **9am** in Rooms 104, 106, & 108 of the Administration 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 <u>www.elkhartcountyplanninganddevelopment.com</u> at **9am** on August 12, 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.