AGENDA

ELKHART COUNTY PLAN COMMISSION

March 10, 2022 9:30 A.M.

ADMINISTRATION BUILDING MEETING ROOMS 104, 106, & 108 117 N. 2nd 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 10th day of February, 2022.

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

PRIMARY APPROVAL 9:30 A.M. (BURBRINK)

A. Petitioner: Finis Terra, Inc. & Seahawk Corporation (page 6)

represented by Jones Petrie Rafinski

Petition: for primary approval of a 6-lot major subdivision to be known as **ELKHART**

EAST AREA G-PHASE 1.

Location: west side of CR 19, 1,780 ft. south of CR 4, in Washington Township.

(MA-0074-2022)

REZONINGS

B. Petitioner: Roger J. Garmendia (page 7)

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

Location: south side of CR 12, south end of CR 101, common address of 29748 CR 12

in Cleveland Township. (RZ-0053-2022)

C. Petitioner: Joe A. Miller (page 8)

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

Location: north side of the access easement, west of S. Benton St. (SR 13), 505 ft. south

of CR 42, common address of 227 ½ S. Benton St. in Benton Township.

(RZ-0068-2022)

D. Petitioner: Martin J. Meyer & Joann Meyer, Husband & Wife (page 9)

Petition: for a zone map change from M-1/A-1 to A-1.

Location: south side of CR 2, 1, 070 ft. east of CR 39, common address of 11830 CR 2

in York Township. (GPUD-0072-2022)

10:00 A.M.

E. Petitioner: Forest River Inc. (page 10)

represented by Jones Petrie Rafinski

Petition: for a zone map change from A-1 to M-2.

Location: northeast corner of CR 14 (14th Ave.) and SR 13, in Middlebury Township.

(RZ-0073-2022)

F. Petitioner: Champagne Metals (page 11)

represented by Jones Petrie Rafinski

Petition: for a zone map change from A-1 to M-2.

Location: southeast side of Greenfield Pkwy, 2,100 ft. south of CR 2, in York Township.

(RZ-0075-2022)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

G. Petitioner: Specialty Holdings LLC (page 12)

represented by Abonmarche Consultants

Petition: for an amendment to an existing DPUD A-1 known as **PUMPKIN PATCH**

MARKET PUD to be known as PUMPKIN PATCH MARKET DPUD

AMENDMENT to allow for a revised site plan.

Location: south side of US 20, 2,320 ft. east of CR 43, common address of 10532 US

Highway 20 in Middlebury Township. (DPUD-0076-2022)

APPEAL FROM THE PLAN COMMISION'S DECISION

H. Petitioner: Robert E. Martin (page 13)

represented by Lang, Feeney & Associates, Inc.

Petition: for primary approval of a 2-lot minor subdivision to be known as **MARTIN'S**

COUNTNY ROAD 26 MINOR SUBDIVISION.

Location: north side of CR 26, 875 ft. east of CR 21, in Jefferson Township.

(MI-0977-2021)

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

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

- ➤ Board of County Commissioners Approvals Following Plan Commission Recommendations.
- *▶* Board input for proposed Solar Ordinance.

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday March 10, 2022, at **9:30 am** 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 Committee meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:30 am** on March 10, 2022. The public and press may still attend the meeting and comment at any public hearing in person, but the County Plan Committee 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.