

AGENDA

ELKHART COUNTY PLAN COMMISSION

March 9, 2023

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 9th day of February, 2023.

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

REZONING

9:30 A.M.

(WARNER)

- A. Petitioner: BHN Investments LLC (page 9)
Petition: for a zone map change from R-2 and B-3 to B-3.
Location: south side of Lakewood Dr., 285 ft. east of SR 19, common address of 26340 Lakewood Dr. in Osolo Township. (RZ-0027-2023)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- B. Petitioner: Mid-States Specialty Eggs of Middlebury LLC (page 10)
represented by Abonmarche Consultants
Petition: for an amendment to an existing DPUD A-1 known as *MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1* to allow for wall-mounted signs.
Location: north side of CR 20, 2,000 ft. east of CR 35, common address of 13659 CR 20 in Middlebury Township. (DPUD-0050-2023)
- C. Petitioner: Stable Grounds Inc. c/o Middlebury Community Schools (page 11)
represented by Surveying and Mapping LLC
Petition: for an amendment to an existing DPUD A-1 known as *MIDDLEBURY SCHOOLS EQUESTRIAN CENTER DPUD* to allow for an additional building.
Location: east end of the easement, east side of Northridge Dr., 1900 ft. north of CR 16 (Wayne St.) , common address of 56644 Northridge Dr. in Middlebury Township. (DPUD-0058-2023)

DETAILED PLANNED UNIT DEVELOPMENT

D. Petitioner: Carl Schrock (page 12)
represented by B. Doriot & Associates, Inc.
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a
1-lot minor subdivision to be known as **GRABER CUSTOM
REMODELING A-1 DPUD.**
Location: west side of SR 15, 1,100 ft. south of CR 18, common address of 58225 SR
15 in Jefferson Township. (DPUD-0062-2023)

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.*
- *A two year extension for GPUD-B3, known as Pecan Plantation Limited.*
- *An amendment to consolidated SR 15 Economic Development Area.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday March 9, 2023, 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. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:30 am** on March 9, 2023. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.