

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

SEPTEMBER 14, 2017

9:15 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 10th day of August 2017.

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

**TEXT AMENDMENTS TO THE ELKHART COUNTY SUBDIVISION CONTROL ORD.**      **9:15 A.M.**      **(T. STUMP)**  
**(page 10)**

- A.      Petitioner:      ***Elkhart County Advisory Plan Commission***  
          Petition:        for amendments to the text of the Elkhart County Subdivision Control Ordinance related to Article 2 - Minimum Development Standards, Article 3 - Major and Minor Subdivision Procedures, Article 4 - Administrative Subdivisions, and Article 6 - Definitions; affecting sections 2.5.4, 2.20.1, 2.21.7, 3.4.4, 3.5.5, 3.18.5, 4.1.2, and 6.2.  
  
          Location:        all lands within Elkhart County, including all the Townships: Cleveland, Osolo, Washington, York, Baugo, Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke, Union, Jackson and Benton, but excluding the jurisdictions of the City of Goshen, the City of Elkhart, and the Town of Nappanee.

**VACATIONS**

- B.      Petitioner:        ***Emerald Chase Land Dev.***      **(page 11)**  
                          represented by Progressive Engineering, Inc.  
          Petition:        for the Vacation of dedicated Right-of-Way inside KENNEDY MANOR SECOND.  
  
          Location:        ROW off North end of Via Pisa Rd., 380 ft. North of Via Roma, North of Via Pompei, in Concord Township.      **(VRW-0541-2017)**

- C. Petitioner: **Scott Roth & Doreen Nezych** 9:45 A.M. (S. EDWARDS)  
 Petition: for the Vacation of a portion of an East/West unnamed street Right-of-Way. (page 12)  
 Location: A portion of unnamed street West of Baltimore St., 181 ft. South of Main St., in Elkhart Township. (VRW-0589-2017)

**REZONINGS**

- D. Petitioner: **Joseph Cataldo and Aksana Cataldo Trustees; Joseph and Aksana Cataldo Family Trust; Lili Holmes and Oli Konkle (sellers) & Spa, Inc. (landowner/buyer)** (page 13)  
 Petition: for a Zone map change from R-1 to R-4.  
 Location: North side of US 20, 1,806 ft. East of CR 13, common address of 23269 Old US 20 and 23221 Old US 20 in Concord Township. (RZ-0624-2017)

- E. Petitioner: **Joseph & Ida Miller** 10:15 A.M. (T. CAMPANELLO)  
 represented by Jones Petrie Rafinski (page 14)  
 Petition: for a Zone map change from A-1 to M-1.  
 Location: East side of CR 37, 1,900 ft. South of Orpha Dr. (CR 22), in Middlebury Township. (RZ-0613-2017)

**AMENDMENT TO DETAILED PLANNED UNIT DEVELOPMENT**

- F. Petitioner: Tooling Inc., An In Corp. & Seahawk Corporation (page 15)  
 represented by Jones Petrie Rafinski  
 Petition: for an Amendment for two DPUD's by combining Elkhart East Area 'B' Phase 1 DPUD and Elkhart East Area 'B' Phase 2 DPUD into one DPUD to be known as ELKHART EAST AREA 'B' PHASE 3 and for Primary approval of a 16 lot subdivision to be known as **ELKHART EAST AREA 'B' PHASE 3**.  
 Location: West side of CR 17, 1,423 South of CR 4, common address of 52491 CR 17 in Osolo Township. (DPUD-0617-2017)

- G. Petitioner: **MDR Real Estate, LLC** 10:45 A.M. (S.WARNER)  
 represented by B. Doriot & Associates, Inc. (page 16)  
 Petition: for an Amendment to a Detailed Planned Unit Development and for Primary approval of a 2 lot minor subdivision to be known as **YODER LOGISTICS A M-1 DPUD REPLAT**.  
 Location: West side of SR 15, 1,200 ft. South of US 6, common address of 72205 State Road 15 in Jackson Township. (RZ-0626-2017)

