

MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 11TH DAY OF JANUARY 2018 AT 9:00 A.M. IN THE
MEETING ROOM OF THE DEPARTMENT OF PUBLIC SERVICES BUILDING
4230 ELKHART ROAD, GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Matt Shively, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Tony Campanello, Steven Edwards, Roger Miller, Jeff Burbrink, Frank Lucchese, Philip Barker.

Absent: Steve Warner, Lori Snyder, Tom Stump.

2. A motion was made and seconded (*Burbrink/Campanello*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 14th day of December 2017, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/Edwards*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. ***Election of Officers***

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Frank Lucchese that the request to accept the 2018 Officers and Appointments be approved. The motion was carried with a unanimous vote. [attached to minutes]

5. The application for a Zone map change from A-1 to M-1, for Keystone RV Company represented by Jones Petrie Rafinski, on property located on the West side of US 33, 900 ft. North of CR 40, in Elkhart Township, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #RZ-0904-2017*.

Matt Schuster, Jones Petrie Rafinski, 200 Nibco Parkway, was present representing the petitioner. He explained that they are requesting to rezone the parcel A-1 to M-1. He added that it will be developed as an outside storage lot, and the property would be seeking annexation by the City of Goshen. He mentioned that they are following the standards of Elkhart County and the City of Goshen for the buffer requirements.

There were no remonstrators present.

A motion was made and seconded (*Campanello/Edwards*) that the public hearing be closed, and the motion was carried with a unanimous vote.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Tony Campanello, **Seconded by** Frank Lucchese that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a Zone map change from A-1 to M-1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

Yes: Frank Lucchese, Jeff Burbrink, Philip Barker, Roger Miller, Steven Edwards, Tony Campanello.

6. The application for a Zone map change from M-1 to R-1, for Tobt2, LLC, on property located on the South side of Lawrence St., 873 ft. West of SR 13, common address of 304 W. Lawrence St. in Middlebury Township, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as Case #RZ-0906-2017.

Todd Taylor, Tobt2, LLC, P.O. Box 25, Middlebury, was present. He explained that he would like to build a house on this parcel. When Mr. Campanello asked if Middlebury was in favor of this petition, Mr. Taylor answered that he was unsure. Mr. Campanello questioned if the petitioner went in front of the Board a few years prior. Mr. Taylor responded stating that two years ago he went in front of the Board for RV storage.

There were no remonstrators present.

A motion was made and seconded (*Campanello/Miller*) that the public hearing be closed, and the motion was carried with a unanimous vote.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Tony Campanello, **Seconded by** Steven Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a Zone map change from M-1 to R-1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

Yes: Frank Lucchese, Jeff Burbrink, Philip Barker, Roger Miller, Steven Edwards, Tony Campanello.

7. ***Board of County Commissioners Approvals Following Plan Commission Recommendations***

Jason Auvil reported that on December 18, 2017, at the Board of County Commissioners meeting, the petition for a Secondary approval for Westgate Ridge was approved. Mr. Auvil stated that the Secondary approval for Winding River Estates Phase Three was tabled.

8. ***Certificate of Residency***

Tony Campanello completed a Certificate of Residency form as he was reappointed to the Board by the Elkhart County Commissioners. [attached to minutes]

9. A motion was made and seconded (*Edwards /Miller*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:14 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary

Jeff Burbrink, Chairman