

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 13<sup>TH</sup> DAY OF AUGUST 2015 AT 8:45 A.M.**  
**MEETING ROOM – DEPARTMENT OF PUBLIC SERVICES BUILDING**  
**4230 ELKHART ROAD, GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairperson, Steven Edwards, with the following members present: Blake Doriot, Jeff Burbrink, Steven Edwards, Roger Miller, and Tom Stump. Staff members present were: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mark Kanney, Planner; Liz Gunden, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Miller/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 9<sup>th</sup> day of July 2015 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/Burbrink*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearing and the motion was carried unanimously.

4. The application for Secondary approval of a Detailed Planned Unit Development E-3 known as **ELKHART EAST AREA 'D' PHASE IV**, for Ludwig Investments, Inc., represented by Jones Petrie Rafinski Corp., on property located on the southwest corner of CR 6 and CR 17, in Osolo Township, zoned DPUD E-3, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #00000ELKHART EAST BLVD.-150619-1*.

Peter Schnaars, Jones Petrie Rafinski, 4703 Chester Dr., Elkhart, was present on behalf of the petitioner but offered no comments.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump, that this request for Secondary approval of a Detailed Planned Unit Development E-3 known as **ELKHART EAST AREA 'D' PHASE IV** be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Blake Doriot, Jeff Burbrink, Roger Miller, Steven Edwards, Tom Stump.

5. The application for Secondary approval of a three-lot major subdivision to be known as **HIDDEN LAKE RESERVE 1ST REPLAT**, for Pheasant Ridge Development Co. represented by Abonmarche, Inc., on property located on the north/west/east end of Nighthawk Court (private street), 450 ft. north of Sandpiper Lane (private street), 500 ft. east of CR 11, 800 ft. south of State Line Road, in Osolo Township, zoned DPUD A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #NIGHTHAWK COURT (PRIVATE STREET)-150706-1*.

An Abonmarche, Inc., representative was present on behalf of the petitioner but offered no comments.

Mr. Burbrink asked for confirmation that the road serving the lots in question will remain

private, and Mr. Kanney confirmed. Mr. Kanney added that the staff felt the change was minor, partly because easements were not affected and road locations were not changed.

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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Tom Stump, that this request for Secondary approval of a three-lot major subdivision to be known as *HIDDEN LAKE RESERVE 1ST REPLAT* be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Blake Doriot, Jeff Burbrink, Roger Miller, Steven Edwards, Tom Stump.

6. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,

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Daniel Dean, Recording Secretary