

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 8TH DAY OF DECEMBER 2016 AT 8:30 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 Plat Committee was called to order by the Chairman, Steven Edwards. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board. Mark Kanney, Planner, was absent.

Roll Call.

Present: Steven Edwards, Roger Miller, Jeff Burbrink, Tom Stump, Philip Barker.

2. A motion was made and seconded (*Burbrink/Stump*) 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.

3. The application for Primary Approval of a one lot Minor Subdivision to be known as ***Moser Minor***, for Norman L. & Linda S. Moser represented by B. Doriot & Associates, Inc., on property located on the East side of CR 15, 1,000 ft. South of CR 28, in Harrison Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0591-2016*.

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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Roger Miller, that this request for Primary Approval of a one lot Minor Subdivision to be known as ***Moser Minor*** be approved in accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards, Philip Barker.

4. The application for Primary Approval of a one lot Minor Subdivision to be known as ***Siciliano Minor Subdivision***, for Siciliano Domenico Revocable Trust As Settlor & Trustee (buyer) Jerry & Freda Morehouse (seller) represented by Brads-Ko/Abonmarche Engineering, on property located on the North side of El Dorado Dr., 540 ft. West of CR 18, East of CR 19, in Jefferson Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0592-2016*.

Mr. Stump questioned if the South portion of the lot was being sold off. Ms. Gunden stated yes, they are combining the two existing lots of the North lot and the South lot and taking pieces from both and making it into one. Mr. Stump questioned Ms. Gunden if they were making the South lot larger and Ms. Gunden pointed out on the aerial where the new lot will be and that there will be three lots.

Barry Pharis, Brads-Ko/Abonmarche Engineering, 1009 S. Ninth St., Goshen, was present on behalf of the petitioners. On the aerial he pointed out the property Mr. Domenico owns, what property Ms. Morehouse owns, and where Mr. Vincenzo Siciliano, the son of Mr. Domenico, would like to build a house, so the grandkids can go back and forth and play. He reported Ms. Morehouse wants to reduce the size of the property because her husband has passed away. She has five acres and with this petition she would have three acres. She would be able to sell it to an Amish family who have horses. Mr. Pharis reported Mr. Domenico has about four plus acres, and with this reduction will have over three acres remaining. This parcel that is being created will have a single home with a driveway onto El Dorado Dr.

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 Primary Approval of a one lot Minor Subdivision to be known as *Siciliano Minor Subdivision* be approved in accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards, Philip Barker

5. The application for Primary Approval of a one lot Minor Subdivision to be known as *Bunn Minor Subdivision*, for William & Victoria Bunn represented by Marbach, Brady & Weaver, Inc., on property located on the South side of Hampton Woods Dr., 1,000 ft. West of SR 19, 1,500 ft South of State Line Road, in Osolo Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0595-2016*.

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 Primary Approval of a one lot Minor Subdivision to be known as *Bunn Minor* Subdivision be approved in accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards, Philip Barker

6. The application for Primary Approval of a two lot Minor Subdivision to be known as *Pleasant Lakeside View*, a Replat of lots 1-3 & 75 in Lakeside Place & lots 1-4 & 56 in Pleasant View Addition, for RBS Properties, Llc. represented by Progressive Engineering, Inc., on property located on the Southeast corner of SR 19 & Lakewood Dr. & Northeast corner of SR 19 & Lake View Ave., 2,000 ft. North of CR 4, common address of 51530 SR 19 in Osolo Township, zoned B-2, B-3, R-2, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0598-2016*.

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 Primary Approval of a two lot Minor Subdivision to be known as *Pleasant Lakeside View*, a Replat of lots 1-3 & 75 in Lakeside Place & lots 1-4 & 56 in Pleasant View Addition be approved in

accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards, Philip Barker.

7. The meeting was adjourned at 9:20 a.m. on a motion by Tom Stump, seconded by Jeff Burbrink with a unanimous vote.

Respectfully submitted,

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Andrea Wyatt, Recording Secretary