

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF OCTOBER 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 Vice-Chairman, Jeff Burbrink, with the following members present: Blake Doriot, Roger Miller, and Tom Stump. 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. Steven Edwards; Chairman, and Mark Kanney, Planner; were absent.

2. A motion was made and seconded (*Stump/Miller*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8th day of September 2016, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Stump/Miller*) 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. The application for Primary Approval of a One Lot Minor Subdivision to be known as *Crystal Hope Workshop*, for Crystal Hope Workshop, Inc. represented by B. Doriot & Associates, Inc. on property located on the East side of CR 43, 1,100 ft. North of CR 28, common address of 60534 CR 43 in Middlebury Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0435-2016*.

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 *Crystal Hope Workshop* be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Roger Miller, Jeff Burbrink, Tom Stump, Blake Doriot

5. The application for a Primary Approval of a Two Lot Subdivision to be known as *McCreary Minor Subdivision*, for Richard & Shirley McCreary represented by Marbach, Brady & Weaver, Inc., on property located on the East side of Johnson St. (CR 9) 480 ft. South of CR 6, common address of 53084 CR 9 in Osolo Township, zoned R-1, was presented at this time.

Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0452-2016*.

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 a Primary Approval of a Two Lot Subdivision to be known as *McCreary Minor Subdivision* be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Roger Miller, Jeff Burbrink, Tom Stump, Blake Doriot

6. The application for a Primary Approval of a Two Lot Minor Subdivision to be known as *Trinity's Minor*, for Carlin & Jayme Yoder represented by B. Doriot & Associates, Inc., on property located on the East side of SR 13, 1,440 feet North of CR 24, 1,475 feet South of CR 20, common address of 59246 SR 13 in Middlebury Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0483-2016*.

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 a Primary Approval of a Two Lot Minor Subdivision to be known as *Trinity's Minor* be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Roger Miller, Jeff Burbrink, Tom Stump, Blake Doriot

7. The application for a Secondary Approval of a Two Lot Major Subdivision with dedicated County Road to be known as *Love's-Elkhart-DPUD*, for Greenfield Corporation represented by Ceso, Inc., on property located on the West side of CR 17, 1,800 FT. North of CR 18, South of US 20 Bypass, in Concord Township, zoned B-3, DPUD,GPUD, M-1, was presented at this time.

Mr. Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0496-2016*.

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 a Secondary Approval of a Two Lot Major Subdivision with dedicated County Road to be known as *Love's-Elkhart-DPUD* be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Roger Miller, Jeff Burbrink, Tom Stump, Blake Doriot

Mr. Auvil reported Love's is working with RDC on funding reimbursement for the road infrastructure. In doing so, Love's is going to upgrade their signage to have more of an aesthetically pleasing design to mirror the other entrance points into Elkhart County. He stated because of those dealings and the requests from the RDC, there will be an official amendment to the DPUD site plan next month.

The meeting was adjourned at 8:44 A.M.

Respectfully submitted,

Andrea Wyatt, Recording Secretary