

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 8TH DAY OF JUNE 2017 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, Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Mae Kratzer, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

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

**Absent:** Steven Edwards.

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 11th day of May 2017, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/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.

4. The application for Primary approval of a one lot minor subdivision to be known as LACOUNTE MINOR SUBDIVISION, for Shayne S. & Karen M. Lacounte represented by Marbach, Brady & Weaver, Inc., on property located on the West side of CR 29, 1,933 ft. South of CR 20, common address of 58871 CR 29 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-0302-2017*.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Roger Miller that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a one lot minor subdivision to be known as LACOUNTE MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

5. The application for Primary Approval of a two lot minor subdivision to be known as PANETTA MINOR SUBDIVISION, for Antonio & Angelina Panetta represented by Marbach, Brady & Weaver, Inc., on property located on the North side of CR 6, 1,148 ft. West of CR 21, common address of 19693 CR 6 in Washington 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-0305-2017*.

Mr. Miller questioned about the garage being put on the same property and having it now be split. Ms. Gunden stated that there is a note on the plat stating that the building, which is on its own, will be used for agricultural purposes or will be considered illegal until a residence is built.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary Approval of a two lot minor subdivision to be known as PANETTA MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

6. The application for Primary approval of a two lot minor subdivision to be known as HIGH BREEZE POINT, for Loren D. & Sharon Classen represented by Progressive Engineering Inc., on property located on the North side of CR 38, 730 ft. West of CR 21, in Elkhart 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-0290-2017*.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a two lot minor subdivision to be known as HIGH BREEZE POINT be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

7. The application for Primary approval of a one lot minor subdivision to be known as MAIN MANN MANOR, for James A. & Betty Mann represented by Progressive Engineering Inc., on property located on the South side of CR 22, 508 ft. East of CR 11, common address of 25400 CR 22 in Concord 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-0307-2017*.

When Mr. Miller questioned land in Northwest corner, Ms. Gunden stated that the large aerial does not show what the split will look like. She continued that the one lot will be flagged shaped. She stated that they will be cutting out the existing home and then build a home on the residual part.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a one lot minor subdivision to be known as MAIN MANN MANOR be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

8. The application for Primary approval of a two lot minor subdivision to be known as BAXTER VALLEY, for William Leroy & Elizabeth Anne Baxter represented by Progressive Engineering Inc., on property located on the West side of SR 15, 508 ft. South of CR 112, common address of 55561 SR 15 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-0311-2017*.

Mr. Stump asked about having another driveway permit. Ms. Gunden stated that they both would use existing drives. Stephanie from Progressive spoke from the audience stating that both

have existing drives at both residences. Mr. Miller asked if there is anything currently built in the Northeast corner. Stephanie stated that there is a house up there that is currently being split off due to having a new owner.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a two lot minor subdivision to be known as BAXTER VALLEY be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

9. The application for Primary approval of a two lot minor subdivision to be known as RASCAL RETREAT, for Allen R. Jr & Marie L. Kidder represented by Progressive Engineering Inc., on property located on the North side of Jackie Lane, 1320 ft. North of CR 6, East of CR 11, in Osolo Township, zoned R-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0313-2017*.

Mr. Burbrink questioned a shared drive with an agreement, which Stephanie from Progressive confirmed from the audience. When Mr. Miller questioned the variance for 7 to 1 for Lot 1, Ms. Gunden stated that the lot is deeper than the width.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a two lot minor subdivision to be known as RASCAL RETREAT be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

10. The application for Secondary approval of a 14 lot major subdivision to be known as ELKHART EAST AREA B PHASE I D.P.U.D., for Seahawk Corporation represented by Jones Petrie Rafinski, on property located on the West side of CR 17, 1,423 South of CR 4., common address of 52491 CR 17 in Osolo Township, zoned DPUD E-3, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0221-2017*.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Roger Miller that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval of a 14 lot major subdivision to be known as ELKHART EAST AREA B PHASE I D.P.U.D. be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

11. The application for Secondary Approval of a 19 lot major subdivision to be known as Longboat Pointe D.P.U.D., for Daniel L. and Suzanne George, Carl Climer, and Calvin J. & J. Joyce Packard Rev Liv Trust (Lif Estate) represented by Progressive Engineering, Inc., on property located on the North side of SR 120, 2,158 ft. West of CR 21, in Washington Township, zoned R-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0351-2017*.

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

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary Approval of a 19 lot major subdivision to be known as Longboat Pointe D.P.U.D. be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

12. The meeting was adjourned at 8:45 a.m.

Respectfully submitted,

---

Kristi Shaffer, Recording Secretary