

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF NOVEMBER 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, Steve Edwards. 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: Steven Edwards, Roger Miller, Tom Stump, Philip Barker.

Absent: Jeff Burbrink.

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 12th day of October 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 SIMONTON LAKE POINT OF NO RETURN, for Kenneth R. Malcom Trustee of Kenneth R. Malcom Rev Trust, represented by Progressive Engineering, Inc., on property located on the East side of Maplewood Dr., 1,950 ft. North of Lake Dr., West of CR 109, common address of 51172 Maplewood Dr., in Osolo Township, zoned R-2, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0769-2017*.

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 one lot minor subdivision to be known as SIMONTON LAKE POINT OF NO RETURN be approved in accordance with the Staff Analysis.

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

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

5. The application for Primary approval of a one lot minor subdivision to be known as HABITAT COUNTY ROAD #11 MINOR SUBDIVISION, for Douglas R. & Debra Scheets and Thomas R. & Carolyn Veach, represented by Abonmarche Consultants, on property located on the West side of CR 11, 1,440 ft. North of CR 30, in Harrison Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0772-2017*.

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 one lot minor subdivision to be known as HABITAT COUNTY ROAD #11 MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

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

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

6. The application for Primary approval of a one lot minor subdivision to be known as GARNER MINOR SUBDIVISION, for Brett H. & Monica M. Garner, represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the West side of CR 33, 1,500 ft. South of US 33, common address of 68627 CR 33, in Benton Township, zoned A-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0776-2017*.

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 one lot minor subdivision to be known as GARNER MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

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

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

7. The application for Secondary approval of a 15 lot major subdivision to be known as WINDING RIVER ESTATES PHASE THREE, for D Afton Development & Rose Hill Capital, LLC, represented by Abonmarche Consultants, on property located on the West side of CR 37, 1,200 ft. South of CR 10, in York Township, zoned R-3, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0693-2017*.

Mr. Miller questioned if the land to the South is all retention. Mr. Auvil responded yes, that it was his understanding. He added that there has been discussion with the County Parks Department about giving them some property. Mr. Auvil mentioned that Phase 3A and 3B are to the North and is not part of this petition. Mr. Barker questioned if it is considered a wet area. Barry Pharis responded from the audience that it is low but not considered wetlands.

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 15 lot major subdivision to be known as WINDING RIVER ESTATES PHASE THREE be approved in accordance with the Staff Analysis.

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

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

8. The application for Secondary approval of a 14 lot major subdivision to be known as WESTGATE RIDGE, for SGL Holdings, LLC, represented by Abonmarche Consultants, on property located on the East side of CR 1, 2,200 ft. North of CR 4, in Cleveland Township, zoned A-1, was presented at this time.

 Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0771-2017*.

 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 14 lot major subdivision to be known as WESTGATE RIDGE be approved in accordance with the Staff Analysis.

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

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

9. The meeting was adjourned at 8:39 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary