

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF OCTOBER 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; 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, Jeff Burbrink, Tom Stump, Philip Barker.

2. A motion was made and seconded (*Edwards /Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of September 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 1 lot minor subdivision to be known as TRACO COMMONS, for Traco, LLC, represented by Progressive Engineering, Inc., on property located on the South side of CR 26, 560 ft. West of SR 19, common address of 28112 CR 26 in Baugo 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-0694-2017*.

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

Motion: Action: Approve, **Moved by** Steven Edwards **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1 lot minor subdivision to be known as TRACO COMMONS be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 1 lot minor subdivision to be known as SUNSET HARVEST, for Jeffrey K. & Karen S. Smaka, represented by Progressive Engineering, Inc., on property located on the East side of CR 23, ¼ mile South of Industrial Dr., common address of 18480 CR 10 in Washington 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-0696-2017*.

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 1 lot minor subdivision to be known as SUNSET HARVEST be approved in

accordance with the Staff Analysis.

6. The application for Primary approval of a 1 lot minor subdivision to be known as SUNRISE SOWN, for Karen S. & Jeffrey K. Smaka, represented by Progressive Engineering, Inc., on property located on the West side of SR 15, ½ mile South of Industrial Dr., common address of 54567 SR 15 in Washington 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-0698-2017*.

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

Motion: Action: Approve, **Moved by** Steven Edwards **Seconded by** Roger Miller that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1 lot minor subdivision to be known as SUNRISE SOWN be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 3 lot minor subdivision to be known as JEFFERSON MEADOWS, for Larry D. & Mona L. Shafer, represented by Progressive Engineering, Inc., on property located on the South side of CR 18, 1,220 ft. East of CR 23, common address of 19056 CR 18 in Jefferson 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-0700-2017*.

 Mr. Miller questioned the lower portion on lot three appears to show property that is not theirs.

 Stephanie Floyd, Progressive Engineering, 58640 SR 15, was present representing the petitioner. She mentioned that the plat shows there is an easement, and that the office should have it on file. She stated that they have contacted the neighboring residences to inquire about using that easement. She mentioned that no one had an opposition to using that easement. Mr. Burbrink questioned if the Northern lots exit onto CR 18. Ms. Floyd answered yes.

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

Motion: Action: Approve, **Moved by** Roger Miller **Seconded by** Steven Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 3 lot minor subdivision to be known as JEFFERSON MEADOWS be approved in accordance with the Staff Analysis.

8. The meeting was adjourned at 8:36 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary