

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF AUGUST 2018 AT 8:45 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, Roger Miller. 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, Philip Barker.

Absent: Tom Stump.

2. A motion was made and seconded (*Edwards/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of April 2018, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Burbrink*) 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 two lot minor subdivision to be known as **SUNRISE MEADOWS**, for Clarence J. & Gretchen D. Yoder and Lake City Bank Trustee (Lf Est C Holdeman) C/O Clarence Yoder represented by Progressive Engineering, Inc., on property located on the North side of CR 28, 3,150 ft. West of CR 22, common address of 18425 CR 28 in Jefferson 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-0450-2018*.

Stephanie Floyd, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. She stated that the owner wants to sell his piece of land to move closer to his son. She added that this petition is to make sure the lot is in compliance with the Subdivision Control Ordinance.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Steven Edwards that this request for Primary Approval of a two lot Minor Subdivision to be known as **SUNRISE MEADOWS** be approved in accordance with the Staff Analysis.

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

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

5. The application for Secondary approval of a four lot major subdivision to be known as **BRISTOL PARK FOR INDUSTRY PHASE 2G-DPUD-M-1**, for Doyle Manufacturing, Inc. & Wagner Land Development represented by Progressive Engineering, Inc., on property located on the Southwest corner of CR 29 and Indiana Toll Road, common address of 52395 CR 29 in

Washington Township, zoned GPUD M-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #DPUD-0419-2018*.

Stephanie Floyd, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. She stated that this is the Secondary phase to move forward with the DPUD. Mr. Miller questioned if there were specific plans for the land. Ms. Floyd responded no, and the Southeast corner has a potential client to do another manufacturing site but nothing has been finalized.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Philip Barker that this request for Secondary Approval of a four lot Major Subdivision known as ***BRISTOL PARK FOR INDUSTRY PHASE 2G-DPUD-M-1*** be approved in accordance with the Staff Analysis and conditions.

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

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

6. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary