

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 8TH DAY OF MARCH 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, Tom Stump, Philip Barker.

**Absent:** Jeff Burbrink.

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 8th day of February 2018, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/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 three lot minor subdivision to be known as TADPOLE ACRES, for Daniel L. & Betty D. Ganger represented by Progressive Engineering, Inc., on property located on the East side of CR 29, 650 ft. North of US 20, 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-0041-2018*.

Brad Kramer, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. He stated that the landowner wants to develop his assets and get the best use out of them.

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 three lot minor subdivision to be known as TADPOLE ACRES 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 Secondary approval for a 40 lot major subdivision to be known as EVERGREEN RIDGE, for Evergreen Ridge, LLC represented by Progressive Engineering, Inc., on property located on the West side of CR 35, 1,868 ft. South of CR 14, in Middlebury Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0040-2018*.

Brad Kramer, Progressive Engineering, 58640 SR 15, Goshen was present representing the

petitioner. He stated that the landowner has obtained a roadway easement to add a passing blister from the neighbor to the North. He mentioned that the drainage has been approved and has adequate retention.

Mr. Stump questioned if there were concerns about the drainage or septic tanks from the prior meeting. Mr. Barker stated that his main concern is the tile in the field. He added that they will have to be cognizant of where the tiles are so the drainage does not get cut off. He explained that the neighbor to the North had concerns about runoff going onto his property. Mr. Stump questioned if the houses will have basements. Mr. Kramer stated that some will have basements since some of the properties are up on higher ground. He explained that on the West property line a trench drain will be added to catch the water and carry it to the retention area. Mr. Stump questioned if there will be tile under the basements. Mr. Kramer stated that it is up to the builders if they want to put in a wet perimeter drain outside the house. Mr. Barker stated that the builder needs to be aware that they cannot tie their perimeter drains to the retention. Mr. Miller questioned if there could be any stipulations on the building aspect. Mr. Godlewski stated that in a subdivision plat there are no regulations for the builders. Mr. Kolbus explained that unfortunately the only authority the Board has is what is standard for the Subdivision Control Ordinance. Mr. Stump stated that Mr. Kramer mentioned there was no access for the perimeter drain that will surround the basement. Mr. Barker stated that the perimeter drain cannot go into the retention. He added that the retention is not for perimeter drains, it is meant for run off only. Mr. Stump expressed concerns about water entering the basements. He added that there should be a plan that addresses the water issue. Mr. Kolbus mentioned that in the past there was language on the plat about the high water table. Mr. Barker stated that the plat can mention that basements are not recommended.

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

**Motion: Action:** Approve, **Moved by** Roger Miller **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval for a 40 lot major subdivision to be known as EVERGREEN RIDGE be approved in accordance with the Staff Analysis.

**Vote:** Motion passed (**summary:** Yes = 3, No = 1, Abstain = 0).

**Yes:** Philip Barker, Roger Miller, Steven Edwards.

**No:** Tom Stump.

6. The application for Secondary approval of a 16 lot major subdivision to be known as ELKHART EAST AREA 'B' PHASE 3, for Seahawk Corporation represented by Jones Petrie Rafinski, on property located on the West side of CR 17, 1,423 ft. South of CR 4, common address of 22462 Innovation Dr. 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 #DPUD-0019-2018*.

Kenneth Jones, Jones Petrie Rafinski, 200 Nibco Parkway, Elkhart, was present representing the petitioner. He stated that he had no comments and would be glad to answer any questions.

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 Secondary approval of a 16 lot major subdivision to be known as ELKHART EAST AREA 'B'

PHASE 3 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 meeting was adjourned at 9:06 a.m.

Respectfully submitted,

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Kristi Shaffer, Recording Secretary