

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 10TH DAY OF MAY 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 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, Jeff Burbrink, Tom Stump, Philip Barker.

**Absent:** Roger Miller.

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/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 **BRISTOL FOOTHILLS**, for Keith A. Miller represented by Progressive Engineering, Inc., on property located on the West side of SR 15, 3,200 ft. North of US 20, common address of 56663 SR 15 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-0179-2018*.

Stephanie Floyd, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present representing the petitioner. She stated that after the purchase of the parcel they were made aware that it was not divided properly. She added that there will be a residence constructed on the parcel.

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 one lot minor subdivision to be known as **BRISTOL FOOTHILLS** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a two lot minor subdivision to be known as **NISLEY SR 120 MINOR SUBDIVISION**, for Nathan Nisley represented by Marbach, Brady & Weaver, Inc., on property located on the South side of SR 120, 417 ft. East of CR 35, common address of 13460 SR 120 in York 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-0178-2018*.

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 two lot minor subdivision to be known as **NISLEY SR 120 MINOR SUBDIVISION** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Primary approval of a three lot minor subdivision to be known as **REPLAT LOT 3 IN WINGARD MINOR SUBDIVISION**, for Wayne & Corrina R. Wingard represented by B. Doriot & Associates, Inc., on property located on the East side of CR 35, 750 ft. South of CR 20, common address of 59156 CR 35 in Middlebury 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-0002-2018*.

Blake Doriot, B. Doriot & Associates, Inc., P.O. Box 465, New Paris, was present representing the petitioner. He stated that the petitioners purchased the property several years ago and at the time there was an apartment on the subject property. He added that he is here due to being told that the subject property needed a minor subdivision.

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

**Motion: Action:** Approve, **Moved by** Steven Edwards, **Seconded by** Philip Barker 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 **REPLAT LOT 3 IN WINGARD MINOR SUBDIVISION** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for Secondary approval of an eleven lot major subdivision to be known as **RIVER SHORE WOODS**, for Spartin Development, LLC represented by Abonmarche Consultants, on property located on the Northeast corner of River Shore Ln. & CR 16, 3,500 ft. East of CR 1, in Baugo 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-0162-2018*.

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

**Motion: Action:** Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval of an eleven lot major subdivision to be known as RIVER SHORE WOODS be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 8:54 a.m.

Respectfully submitted,

---

Kristi Shaffer, Recording Secretary