

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

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 11th day of October 2018, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/Edwards*) 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 WABASH CROSSING MINOR, for Marion Bontrager & Susan K. Bontrager, H&W and Vacant Railroad Right-of-Way represented by B. Doriot & Associates, Inc., on property located on the North side of CR 42, West of CR 43, common address of 11513 CR 42 in Clinton 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-0625-2018*.

Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioner. He stated that they are going North along the West property line and building two residences. He added that the paperwork for the landowners to own the railroad has been filed. He mentioned that the railroad has been abandoned for more than ten years. He stated that the lots will be hooked up to municipal sewer. Mr. Doriot explained that the almost half of that railroad is owned by several different property owners.

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 Primary approval of a two lot minor subdivision to be known as WABASH CROSSING MINOR 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 ALBERDING TWO LOT MINOR SUBDIVISION, for Centron Ptr 2/3 Int & Cenway LLC 1/3 Int. represented by Marbach, Brady & Weaver, Inc., on property located on the Southwest corner of Skyview Dr. & US 33, common address of 16538 Skyview Rd. in Elkhart Township, zoned M-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as Case #MI-0646-2018.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Steven Edwards 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 ALBERDING TWO LOT 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 one lot minor subdivision to be known as WOLVERINE WAY, for RBS Properties (Buyer) & Grover C. Vanwinkle and Kathryn Y. Vanwinkle (Seller) represented by Progressive Engineering, Inc., on property located on the South side of State Line Rd., 850 ft. West of CR 17, 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-0662-2018.

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

7. The application for Primary approval of a two lot minor subdivision to be known as REPLAT OF LOT 2 JOHNY'S MINOR, for John & Janet Mast represented by Progressive Engineering, Inc., on property located on the East side of CR 27, 1,600 ft. South of CR 40, in Elkhart 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-0664-2018.

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

Motion: , Action: Approve, **Moved by** Philip Barker, **Seconded by** Jeff Burbrink 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 REPLAT OF LOT 2 JOHNY'S MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 8:55 A.M.

Respectfully submitted,

Kristi Miller, Recording Secretary