

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF APRIL 2019 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, Steve Warner.

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 March 2019, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/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 1-lot minor subdivision to be known as ***IST SOURCE BANK/MIDDLEBURY MINOR SUBDIVISION***, for Essenhaus, Inc. represented by Abonmarche Consultants, on property located on the South side of CR 16, 2,267 ft. East of US 20, common address of 240 US Highway 20 in Middlebury Township, zoned A-1, B-2, B-3, PUD, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0146-2019*.

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 1-lot minor subdivision to be known as ***IST SOURCE BANK/MIDDLEBURY MINOR SUBDIVISION*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a 2-lot minor subdivision to be known as ***MILANO MANOR***, for Lawrence J. Milanese and Ethel M. Milanese, H&W represented by Progressive Engineering, Inc., on property located on the East side of CR 19, 800 ft. South of US 20, common address of 57172 CR 19 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-0135-2019*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Warner that the Advisory

Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as **MILANO MANOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Secondary approval of a five-lot major subdivision to be known as **REPLAT OF LOT 3A IN REPLAT OF LOTS 2 & 3 IN HERITAGE TRAILS**, for Alvin J. Heims represented by Progressive Engineering, Inc., on property located on the East side of CR 43, 3,500 ft. North of CR 10, in York Township, zoned A-1, was presented at this time.

 Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0112-2019*.

 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 five-lot major subdivision to be known as **REPLAT OF LOT 3A IN REPLAT OF LOTS 2 & 3 IN HERITAGE TRAILS** be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Philip Barker, Roger Miller, Steve Warner, Steven Edwards, Tom Stump

7. The meeting was adjourned at 8:52 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary