

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF AUGUST 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, Zoning Administrator; Mae Kratzer, Planner; Doug Powers, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steven Edwards, Roger Miller, Philip Barker, Steve Warner.

Absent: Tom Stump.

2. A motion was made and seconded (*Barker/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of July 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 **GRASS ROOTS FARM**, for Ethan Dean Grass & Katrina Grass Husband & Wife and Steven S. & Nile J. Kauffman Co-Trustees (Life Estate) represented by Progressive Engineering, Inc., on property located on the West side of CR 31, 1,100 ft. North of US 20, common address of 56789 CR 31 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-0460-2019*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards 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 **GRASS ROOTS FARM** be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 2-lot minor subdivision to be known as **GOFER BROKE RANCH MINOR SUBDIVISION**, for Greg & Dia Shaffer (Buyer) and Chris & Lindsay Good (Buyer) and Velda I. Gunderman Sole Trustee of the Gunderman Family Revocable Trust (Seller) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the North side of CR 118, 1,325 ft. East of CR 115, in Concord Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0463-2019*.

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 2-lot minor subdivision to be known as **GOFER BROKE RANCH MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 1-lot minor subdivision to be known as **WHITAKER FISH LAKE ADDITION**, for Bonnie Whitaker represented by B. Doriot & Associates, Inc., on property located on the South side of CR 34, 1,265 ft. East of CR 43, common address of 10504 CR 34 in Clinton Township, zoned A-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0465-2019*.

Mr. Miller questioned who owns the access road off of CR 34. Mr. Powers stated that the owners of the subject property own the access road.

Charles Buzzard, B. Doriot & associates, was present representing the petitioner. He stated that the petitioner owns the driveway up to the right-of-way. Mr. Barker requested that Mr. Doriot uses different line weights on the plats.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards 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 **WHITAKER FISH LAKE ADDITION** be approved in accordance with the Staff Analysis.

7. The application for Secondary approval of a 22-lot major subdivision to be known as **PRAIRIEVIEW FARMS – PHASE II**, for Big M, Inc. represented by Abonmarche Consultants, on property located on the West side of CR 5, 1,300 ft. North of CR 2, in Cleveland Township, zoned R-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0441-2019*

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval of a 22-lot major subdivision to be known as **PRAIRIEVIEW FARMS – PHASE II** be approved in accordance with the Staff Analysis.

8. The meeting was adjourned at 8:54 am.

Respectfully submitted,

Kristi Miller, Recording Secretary