

MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 11TH DAY OF JULY 2019 AT 9:00 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 Plan Commission was called to order by the Chairman, Steve Warner. 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: Tony Campanello, Steven Edwards, Roger Miller, Steve Warner, Lori Snyder, Jeff Burbrink, Tom Stump, Philip Barker.

Absent: Frank Lucchese.

2. A motion was made and seconded (*Edwards/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 13th day of June 2019, 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 a Zone-map change from GPUD R-1 to DPUD R-1 and for Primary approval of a 26-lot major subdivision to be known as CAMDEN PARK DPUD R-1 SECTION TWO, for Windshire Corporation represented by Abonmarche Consultants, on property located on the South side of Washington St., 2,395 ft. North of Waterford St. (CR 40), in Olive Township, zoned GPUD R-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #DPUD-0387-2019*.

Crystal Welsh, Abonmarche Consultants, 1009 S. Ninth St., was present representing the petitioner. She stated that they have been working with the Town of Wakarusa. When Ms. Snyder questioned when they will get started, Ms. Welsh stated that they want to begin the process this year. She added that the residences would not begin until spring of next year. Mr. Warner questioned water problems and wondered about the plans for retention. Ms. Welsh stated that Wakarusa hires an engineer. She added that there is a large retention site from phase one and will be cleaned out. She explained that it does go into the ditch that is adjacent to the retention pond. She mentioned that the lots will not have septic systems but will be on sewer and water.

There were no remonstrators present.

A motion was made and seconded (*Miller/Edwards*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Lori Snyder that the Advisory

Plan Commission recommend to the Board of County Commissioners that this request for a Zone-map change from GPUD R-1 to DPUD R-1 and for Primary approval of a 26-lot major subdivision to be known as CAMDEN PARK DPUD R-1 SECTION TWO be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Jeff Burbrink, Lori Snyder, Philip Barker, Roger Miller, Steve Warner, Steven Edwards, Tom Stump, Tony Campanello.

5. *Bristol TIF District*

Chris Godlewski stated that this is a similar approval for the Middlebury TIF that was recently approved. He added that this is for the expansion of the TIF district on the North side of Bristol. He explained that they want to extend sewer and water and update the roads. He mentioned that sometime next year the Town of Bristol will annex it.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission approves the written order which is consistent with the Comprehensive Plan.

The motion was carried with a unanimous vote.

6. *Board of County Commissioners Approvals Following Plan Commission Recommendations*

Jason Auvil reported that on June 17, 2019, the Elkhart County Commissioners approved a Secondary for Horizon Place Section 2. He added that a Zone-map change for Aniceto Portillo and Anabel Campos and a Zone map change for Harbour Trust & Investment Management Company was approved. Mr. Auvil mentioned that the Elkhart County Commissioners also approved a Vacation for Randall W. Jones Jr. and Gerald Robbins & Sharon Robbins.

Chris Godlewski stated that they met with the Zoning Committee. He stated that Phil Barker and Lori Snyder were present and asked if they wanted to add anything. Ms. Snyder stated that she was made aware of the issue of people parking on their grass lawns. Mr. Godlewski added that the office gets a lot of complaints on that issue. When Mr. Stump questioned where this happens most, Ms. Snyder stated residential. Mr. Kolbus stated not agricultural zones.

Chris Godlewski stated that next month there are no Plan Commission items. He stated that he was going to bring the budget. He added that he and Mr. Kolbus were discussing about bringing the budget and coordinating to get the four member Executive Committee to meet after the Plat Committee in August. Mr. Kolbus stated that the new rules allow the Board to designate matters to the Executive Committee. He added that the previous times that the Board has had the budget presented, the Board did not have an extensive discussion about it. He stated that if the full Board wants to be present that is ok.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Steven Edwards that the Advisory Plan Commission approves that the Executive Committee meets next month to approve or disapprove the budget. The motion was carried with a unanimous vote.

7. A motion was made and seconded (*Stump/Edwards*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:25a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary

Steve Warner, Chairman