

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 13TH DAY OF JUNE 2019 AT 8:30 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, Tom Stump, Philip Barker, Steve Warner.

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of May 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 2-lot minor subdivision to be known as RANGELAND WEST SECOND, for Brett Yoder (Buyer) and Michael Glen Yoder & Kimberly Yoder, Husband & Wife (Seller) represented by Progressive Engineering, Inc., on property located on the North side of US 20, 300 ft. West of CR 33, common address of 15305 US Highway 20 in Middlebury 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-0314-2019*.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Philip Barker 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 RANGELAND WEST SECOND be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 3-lot minor subdivision to be known as HARPER'S CR 11 MINOR SUBDIVISION, for Keith Harper represented by Marbach, Brady & Weaver, Inc., on property located on the Southeast corner of Sandpiper Ln. & CR 11, 1,510 ft. South of State Line Rd., common address of 24712 Sandpiper Ln. in Osolo Township, zoned DPUD A-1 & R-2, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0318-2019*.

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

**Motion: Action:** Approve, **Moved by** Steven Edwards, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 3-lot minor subdivision to be known as HARPER’S CR 11 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 YOST MILLER MINOR SUBDIVISION, for Marc J. Dume & Carrie Miller represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the West side of CR 35, 300 ft. South of CR 36, common address of 64071 CR 35 in Clinton 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-0319-2019*.

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 1-lot minor subdivision to be known as YOST MILLER MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

7.      The application for Secondary approval of a 2-lot major subdivision to be known as WEST 78, BUSINESS PARK - PHASE 1, for West 78 LLC, c/o Dale L. Weaver represented by Abonmarche Consultants, Inc., on property located on the Northwest Corner of CR 26 and SR 19, common address of 28227 CR 26 in Baugo Township, zoned DPUD M-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0320-2019*.

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 Secondary approval of a 2-lot major subdivision to be known as WEST 78, BUSINESS PARK - PHASE 1 be approved in accordance with the Staff Analysis.

8.      The meeting was adjourned at 8:53 a.m.

Respectfully submitted,

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Kristi Miller, Recording Secretary