

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF MARCH 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, Steve Warner, Philip Barker, Tom Stump.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of February 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 one lot minor subdivision to be known as WHISPERING GAIL, for Dorothy J. Spaugh Revocable Trust represented by Progressive Engineering, Inc., on property located on the South side of CR 16, West of CR 3, common address of 29386 CR 16 in Baugo Township, zoned R-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0063-2019*.

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 one lot minor subdivision to be known as WHISPERING GAIL 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 TALL OAKS, for Ditto John T. Trustee of Trust represented by Progressive Engineering, Inc., on property located on the North side of CR 10, 2,800 ft. Southeast of Ash Rd., common address of 30519 CR 10 in Cleveland 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-0062-2019*.

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 Primary approval of a two lot minor subdivision to be known as TALL OAKS be approved in

accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Primary approval of a two lot minor subdivision to be known as GRANDDAUGHTER'S HIDEAWAY, for Nathaniel R. Russo & Chelsea R. Russo H&W and Gregg L. Adams & Tane R. Adams H&W Joint Tenants represented by Progressive Engineering, Inc., on property located on the West side of CR 117, 1,600 ft. South of CR 18, common address of 57811 CR 117 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-0064-2019*.

Mr. Barker stated that he has some concerns. He explained that the frontage has a septic field in the area. Mr. Stump stated that they should not be driving over the septic field. Mr. Barker added that is the reason why the drive is looping around the property. When Mr. Miller questioned where the reserves were, Ms Kratzer stated that the reserves are in the rear of the property.

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 two lot minor subdivision to be known as GRANDDAUGHTER'S HIDEAWAY be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for Primary approval of a one lot minor subdivision to be known as SLABACH DRIVE MINOR SUBDIVISION, for Karl E. Slabach & Sue Ellen F. Slabach H&W represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the North side of CR 44, South of Wabash Railroad, common address of 13541 CR 44 in Benton 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-0066-2019*.

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 Primary approval of a one lot minor subdivision to be known as SLABACH DRIVE MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 8:56 am.

Respectfully submitted,

Kristi Miller, Recording Secretary