

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF SEPTEMBER 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 8th day of August 2019, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) 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 CARMELA CROSSING, for Ryan Eugene Freeman & Jennifer Ashley Freeman Husband & Wife represented by Progressive Engineering, Inc., on property located on the West side of CR 19, 1,100 ft. North of CR 2, in Washington 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-0552-2019*.

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 1-lot minor subdivision to be known as CARMELA CROSSING be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 3-lot minor subdivision to be known as GUELDER ROSE, for Vladimir & Svetlana Merezko represented by Progressive Engineering, Inc, on property located on the West side of SR 15, West end of CR 24, 675 ft. North of CR 23, common address of 59429 SR 15 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-0554-2019*.

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 3-lot minor subdivision to be known as GUELDER ROSE be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 3-lot minor subdivision to be known as OPULENCE MINOR SUBDIVISION, for Opulence Group, LLC & Garry Yoder represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the Southeast side of Orpha Dr., 780 ft. North of US 20, common address of 121 Orpha Dr. in Middlebury 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-0559-2019*.

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 3-lot minor subdivision to be known as OPULENCE MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 2-lot minor subdivisiion to be known as BARNES MINOR SECOND REPLAT, for Jeffrey J. & Jackie L. Barnes represented by Marbach, Brady & Weaver, Inc., on property located on the West side of SR 13, 2,060 ft. North of CR 10, common address of 54115 SR 13 in York 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-0560-2019*.

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 subdivisiion to be known as BARNES MINOR SECOND REPLAT be approved in accordance with the Staff Analysis.

8. The application for Secondary 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 DPUD R-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0549-2019*.

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 26-lot major subdivision to be known as CAMDEN PARK DPUD R-1 SECTION TWO be approved in accordance with the Staff Analysis.

9. The meeting was adjourned at 8:54am

Respectfully submitted,

Kristi Miller, Recording Secretary