

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF AUGUST 2020 AT 8:30 A.M. IN THE
MEETING ROOM OF THE DEPARTMENT OF PUBLIC SERVICES BUILDING
4230 ELKHART ROAD, GOSHEN, INDIANA

Roll Call.

Present: Roger Miller, Tom Stump, Philip Barker, Lori Snyder.

Absent: Steven Edwards.

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. 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.

2. A motion was made and seconded (*Barker/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of July 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Stump/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 2-lot minor subdivision to be known as **PEACEFUL MEADOWS**, for Ted D. Ruiz & Vivien W. Ruiz, H&W represented by Progressive Engineering, Inc., on property located on the west side of CR 3, 180 ft. south of CR 24, common address of 59471 CR 3 in Baugo 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-0479-2020*.

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 recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as PEACEFUL MEADOWS be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a 2-lot minor subdivision to be known as **MCCLURE NORTH SHORE MINOR SUBDIVISION**, for Marilyn McClure represented by Marbach, Brady & Weaver, Inc., on property located on the north side of North Shore Dr., 1,230 ft. west of CR 11, common address of 24963 North Shore Dr. in Osolo Township, zoned R-2, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0489-2020*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Tom Stump. 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 MCCLURE NORTH SHORE MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Primary approval of a 2-lot minor subdivision to be known as **MILLER'S MINOR SUBDIVISION**, for Joseph L. & Marilyn Miller represented by Jones Petrie Rafinski, on property located on the east side of SR 13, 1,475 ft. north of CR 44, common address of 67608 SR 13 in Benton 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-0492-2020*.

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 recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as MILLER'S MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for Primary approval of a 2-lot minor subdivision to be known as **REPLAT OF LOT NUMBER FORTY FIVE (45) DAWN ESTATES - SECOND SECTION**, for Town of Middlebury (Buyer) & Gary Wright and Bonita Wright (Seller) represented by Abonmarche Consultants, on property located on the northwest side of Dipper Dr., 365 ft. south of Southern Cross Dr., common address of 211 Dipper Dr. in Middlebury Township, zoned R-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0499-2020*.

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 REPLAT OF LOT NUMBER FORTY FIVE (45) DAWN ESTATES - SECOND SECTION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for Secondary approval of a 5-lot major subdivision to be known as **SUNSET SPRINGS A-1 DPUD**, for Mark A. Dewitt & Jill P. Dewitt represented by B. Doriot & Associates, Inc., on property located on the EAST SIDE OF CR 21, 2,600 FT. NORTH OF CR 50, common address of 69700 CR 21 in Jackson Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0457-2020*.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Roger Miller that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary

approval of a 5-lot major subdivision to be known as SUNSET SPRINGS A-1 DPUD be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 8:55 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary