

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF DECEMBER 2020 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, Lori Snyder. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

2. A motion was made and seconded (*Miller/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of November 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/Miller*) 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 SLOPING TERRAIN, for Floyd Miller & Elsie Miller, Husband & Wife, represented by Progressive Engineering Inc., on property located on the south side of CR 26, 1,695 ft. east of CR 43, common address of 10444 CR 26 in Middlebury 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-0840-2020*.

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

5. The application for primary approval of a 2-lot minor subdivision to be known as R & E MULLET SUBDIVISION, for Robert A. & Edith Elaine Mullet, represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 20, 100 ft. west of CR 41, common address of 11531 CR 20 in Middlebury 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-0855-2020*.

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 R & E MULLET 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 BEMILLER COUNTY ROAD 7 MINOR, for Bemiller Farms LLC, Mrs. Kenneth (Ruth) Bemiller, and Bemiller, Renay, c/o Luis Morales, represented by B. Doriot & Associates, Inc., on property located on the west side of CR 7, 1,200 ft. south of CR 28, common address of 61245 CR 7 in Harrison 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-0857-2020*.

Phil Barker asked if septic plans have been submitted to Health Department. Mae Kratzer responded saying it has been.

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 primary approval of a 1-lot minor subdivision to be known as BEMILLER COUNTY ROAD 7 MINOR be approved in accordance with the Staff Analysis.

7. The application for a primary approval of a 2-lot minor subdivision to be known as LIONSHEAD MINOR SUBDIVISION, for Edgar W. & Phyliss K. Miller, represented by Marbach, Brady & Weaver, Inc., on property located on the west side of CR 43, 1,420 ft. north of CR 2, common address of 50729 CR 43 in York Township, zoned M-2, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0858-2020*.

Lori Snyder asked what manufacturing was going here. Chris Marbach, Marbach, Brady, & Weaver, Inc., 3220 Southview Drive, Elkhart, responded saying this will be a warehouse distribution facility for a tire company servicing the RV industry.

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 a primary approval of a 2-lot minor subdivision to be known as LIONSHEAD MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

8. The application for primary approval of a 1-lot minor subdivision to be known as FUNDERBURG MINOR, for Randal E. & Lori J. Christophel, represented by Abonmarche Consultants, on property located on the north side of Hackett Road, 1,245 ft. east of SR 15, in Elkhart 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-0860-2020*.

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

9. The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Ilona Roberts, Recording Secretary