

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF JANUARY 2020 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, 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, Philip Barker, Steve Warner.

Absent: Tom Stump.

2. A motion was made and seconded (*Miller/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of December 2019, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/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 2-lot minor subdivision to be known as **CHELTON PLACE**, for Conway L. Hershberger represented by Progressive Engineering, Inc., on property located on the West side of CR 19, 2,150 ft. South of CR 6, in Washington 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-0881-2019*.

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

Motion: Action: Approve, **Moved by** Roger Miller, **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 subdivision to be known as **CHELTON PLACE** 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 **ERB GARDENS**, for Burtsfield & Erb Farms, LLC and Cory Michael Kauffman & Elizabeth Ann Kauffman represented by Progressive Engineering, Inc., on property located on the Southeast corner of CR 44 & CR 31, common address of 15902 CR 44 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-0879-2019*.

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

Motion: Action: Approve, **Moved by** Roger Miller, **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 **ERB GARDENS** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Primary approval of a 1-lot minor subdivision to be known as **HOOVER'S STATE ROAD 13 MINOR SUBDIVISION**, for Stanton Joseph Hoover & Scott David Hoover & Et Al Ea 1/3 Int represented by Lang, Feeney & Associates, Inc., on property located on the West side of Main St. (SR 13), 3,200 ft. North of US 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-0874-2019*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **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 **HOOVER'S STATE ROAD 13 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 3-lot minor subdivision to be known as **FARMHOUSE AT 52**, for Farmhouse at 52, LLC represented by John Kimpel & Associates, Inc., on property located on the Southeast corner of CR 52 and CR 3, common address of 28854 CR 52 in Locke 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-0880-2019*.

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

Motion: Action: Approve, **Moved by** Roger Miller, **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 **FARMHOUSE AT 52** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 8:52 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary