

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF JULY 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, Zoning Administrator; Mae Kratzer, Planner; Doug Powers, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

Absent: Steven Edwards.

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 11th day of June 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/Stump*) 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 3-lot minor subdivision to be known as **WELLES MINOR SUBDIVISION**, for Terry L. Welles, Jr., Terry L. Wells, Sr., & Carolyn S. Welles represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 2, 1,900 ft. west of CR 5, in Cleveland 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-0392-2020*.

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 WELLES MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 1-lot minor subdivision to be known as **MARSHLANDS ACRES**, for Joyce Chapman & HPO Co., LLC represented by Progressive Engineering Inc., on property located on the east side of CR 117, 1,000 ft. south of CR 18, 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-0393-2020*.

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 MARSHLANDS ACRES be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 1-lot minor subdivision to be known as ***REPLAT OF LOT 1 CHELTONS RESORT MINOR***, for Jennifer R. Pierce and Wrangler Real Estate Inc. represented by Progressive Engineering Inc., on property located on the west side of CR 19, 2,000 ft. south of CR 6, common address of 53351 CR 19 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-0394-2020*.

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 REPLAT OF LOT 1 CHELTONS RESORT MINOR be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 1-lot minor subdivision to be known as ***REPLAT OF LOT 1 CHELTON PLACE***, for Wrangler Real Estate Inc. 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-0395-2020*.

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 REPLAT OF LOT 1 CHELTON PLACE be approved in accordance with the Staff Analysis.

8. The application for Secondary approval of a 19-lot major subdivision to be known as ***FALCONS NEST AT BARRINGTON, SECTION 3A***, for Falcons Nest Development, LLC represented by Innovative Communities, Inc., on property located on the N & S sides of Lanner Ct., E & W sides of Kestrel Ln., W side of CR 25, 1,500 ft. N of CR 46, in Jackson Township, zoned DPUD R-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0383-2020*.

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 Secondary approval of a 19-lot major subdivision to be known as FALCONS NEST AT BARRINGTON, SECTION 3A be approved in accordance with the Staff Analysis.

9. The meeting was adjourned at 8:39 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary