

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF JUNE 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: Steven Edwards, Roger Miller, Tom Stump, Philip Barker, Lori Snyder.

2. A motion was made and seconded (*Stump/Miller*) 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 (*Edwards/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 M & K TROYER MINOR SUBDIVISION, for Myron & Kayla J. Troyer represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 35, 3,665 ft. north of SR 120, common address of 52335 CR 35 in York 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-0301-2020*.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steven Edwards 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 M & K TROYER MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 2-lot minor subdivision to be known as GREWE MINOR SUBDIVISION, for Linda K. Grewe represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 18, 740 ft. west of CR 19, common address of 20684 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-0302-2020*.

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 2-lot minor subdivision to be known as GREWE MINOR 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 RIDGEVIEW POND, for Christopher J. & Victoria L. Owens represented by Progressive Engineering Inc., on property located on the west side of Ridgeview Ln., 275 ft. south of Folkstone Ct., north of CR 10, 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-0282-2020*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **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 RIDGEVIEW POND be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 3-lot minor subdivision to be known as BATES SUBDIVISION, for James E. & Barbara J. Bates represented by Progressive Engineering Inc., on property located on the west side of Old CR 17, 850 ft. south of CR 118, common address of 58665 Old CR 17 in Concord 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-0293-2020*.

Mr. Barker commented that the 16 foot easement, driveway to get from Lot 2 to Lot 3, should have a platted easement. Mr. Miller stated that he agrees.

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

Motion: Action: Approve, **Moved by** Tom Stump, **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 BATES SUBDIVISION be approved in accordance with the Staff Analysis with the following condition imposed:

1. The 16 foot easement be platted

8. The application for Primary approval of a 2-lot minor subdivision to be known as MYERS COUNTY ROAD 118 MINOR, for Andrew Myers represented by B. Doriot & Associates, Inc., on property located on the north side of CR 118, 1,195 ft. east of CR 115, in Concord 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-0306-2020*.

Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioner. He stated that the petitioner bought the property thinking that it had 200 feet of frontage. He added that after surveying the property it was short by 1.6 ft. Mr. Doriot added that they had to obtain a variance from BZA, which was obtained. He stated there are conditions on site with high water table. He added that they are aware that their foundation can only be approximately 32 inches deep. He explained that if the petitioner wants a basement then they will have to have a hill. When Ms. Snyder questioned if the property will require a mound system, Mr. Doriot stated that it will be an elevated system with shallow trench. He added that it does not have to be a traditional mound.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **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 MYERS COUNTY ROAD 118 MINOR be approved in accordance with the Staff Analysis.

9. The application for Secondary approval of a 28-lot major subdivision to be known as WINDING RIVER ESTATES PHASE 4, for Lacus LLC represented by Abonmarche Consultants, on property located on the west side of CR 37, west end of CR 12, 2,050 ft. south of CR 10, in York Township, zoned R-3, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0307-2020*.

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 Secondary approval of a 28-lot major subdivision to be known as WINDING RIVER ESTATES PHASE 4 be approved in accordance with the Staff Analysis.

10. The application for Secondary approval of a 13-lot major subdivision to be known as CAMDEN PARK SECTION THREE, 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 #DPUD-0252-2020*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval of a 13-lot major subdivision to be known as CAMDEN PARK SECTION THREE be approved in accordance with the Staff Analysis.

8. The meeting was adjourned at 8:45 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary