

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF JUNE 2021 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; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steve Warner, Steve Edwards, Lori Snyder, Tom Stump, Phil Barker.

2. A motion was made and seconded (*Edwards /Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of May 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/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 **MORNINGSTAR MINOR**, for Timothy Morningstar & Joann Morningstar represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 36, 2,500 ft. east of CR 31, common address of 15555 CR 36 in Clinton Township, zoned A-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0368-2021*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as **MORNINGSTAR MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 1-lot minor subdivision to be known as **SELLERS COUNTY ROAD 29 MINOR SUBDIVISION**, for Michael Patrick & Jennifer Anne Sellers, Husband & Wife represented by Marbach, Brady, & Weaver, Inc., on property located on the West side of CR 29, 590 ft. north of SR 120, common address of 52869 CR 29 in Washington Township, zoned A-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0372-2021*.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that this request for primary approval of a 1-lot minor subdivision to be known as **SELLERS COUNTY ROAD 29 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 3-lot minor subdivision to be known as **FISHER-GORDON MINOR**, for Doyle K. Stump & Ann M. Stump, Husband & Wife Luke Stump (Developer) represented by Niblock Excavating, Inc., on property located on the east side of CR 3, 2,485 ft. south of CR 46, in Locke Township, zoned A-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0377-2021*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Edwards that this request for primary approval of a 3-lot minor subdivision to be known as **FISHER-GORDON MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 1-lot minor subdivision to be known as **LONG US 20 MINOR**, for Chanty Long & Sao Man M. Long, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the north side of US 20, 2,600 ft. east of CR 35, common address of 13793 US 20 in Middlebury Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0380-2021*.

Mr. Warner asked if this is at the east end of US 20 where he believes the widening is all on the south side. Mr. Dean confirmed that it is but, it doesn't affect the county's property.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Warner that this request for primary approval of a 1-lot minor subdivision to be known as **LONG US 20 MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application primary approval of a 2-lot minor subdivision to be known as **SCHROCK CR 15 MINOR**, for Robert N. Schrock & Marie E. Schrock, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the west side of CR 15, 1,000 ft. north of CR 30, in Harrison Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0381-2021*.

Mr. Dean stated it appears this request will be withdrawn, and replaced by a Schrock CR 15 DPUD. Blake Doriot, P.O. Box 465, New Paris, came on and stated they have had a hard time nailing down what the owner would like for this request. They have filed a DPUD, and request that this petition be withdrawn.

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

Motion: Action: Withdraw, **Moved by** Steve Edwards, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as **SCHROCK CR 15 MINOR** be withdrawn at the request of the petitioner.

9. The application for primary approval of a 2-lot minor subdivision to be known as **ANDERSON CR 108 MINOR**, for Clint Anderson & Adrienne Anderson, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the south side of CR 108, 2,200 ft. west of CR 3, in Cleveland Township, zoned R-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0382-2021*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as **ANDERSON CR 108 MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The application for primary approval of a 1-lot minor subdivision to be known as **1958 PROPERTIES MINOR SUBDIVISION**, for 1958 Properties, LLC represented by Jones Petrie Rafinski, on property located on the north side of Greenleaf Blvd., 3,600 ft. west of Homeland Rd., in Osolo Township, zoned R-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0383-2021*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as **1958 PROPERTIES MINOR SUBDIVISION** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

11. The meeting was adjourned at 8:43 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary