

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF MARCH 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; Deb Britton and Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

2. A motion was made and seconded (*Edwards/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of February 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/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 1-lot minor subdivision to be known as **NATHAN MULLETT MINOR**, for Nathan R. Mullett represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 14, 6,400 ft. east of SR 13, common address of 10964 CR 14 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-0076-2021*.

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

Motion: Action: Approve, **Moved by** Barker, **Seconded by** Stump that the Advisory Plan Commission recommend that this request for Primary approval of a 1-lot minor subdivision to be known as **NATHAN MULLETT MINOR** be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 1-lot minor subdivision to be known as **DARYL YODER MINOR**, for Daryl Lynn Yoder represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of SR 13, 2,800 ft. north of SR 4, common address of 60950 SR 13 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-0077-2021*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Stump that the Advisory Plan Commission recommend that this request for Primary approval of a 1-lot minor subdivision to be known as **DARYL YODER MINOR** be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 2-lot minor subdivision to be known as **RICHARD & ANNA MARIE MINOR**, for Richard R. & Anna Marie Miller, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 35, 800 ft. south of CR 28, common address of 60770 CR 35 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-0078-2021*.

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

Motion: Action: Approve, **Moved by** Warner, **Seconded by** Stump that the Advisory Plan Commission recommend that this request for Primary approval of a 2-lot minor subdivision to be known as **RICHARD & ANNA MARIE MINOR** be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 2-lot minor subdivision to be known as **TWENTY REAL ESTATE MINOR SUBDIVISION**, for Twenty Real Estate LLC represented by Marbach, Brady & Weaver, Inc., on property located on the northwest corner of SR 13 and US 20, common address of 104 W. US 20 in Middlebury Township, zoned B-2, B-3, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0089-2021*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Warner that the Advisory Plan Commission recommend that this request for Primary approval of a 2-lot minor subdivision to be known as **TWENTY REAL ESTATE 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 **MARCHETTI MINOR SUBDIVISION**, for T & T Marchetti LLC represented by Marbach, Brady & Weaver, Inc., on property located on the north side of CR 20, 2,265 ft. west of CR 3, common address of 29301 CR 20 in Baugo Township, zoned M-1, M-2, was presented at this time.

Danny Dean presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0090-2021*.

Todd Bemenderfer, Airport Realty Corporation for the Mishawaka Pilots Club, 29580 CR 20, Elkhart, was present in favor of the petition. He stated after looking at the site plan his understanding is that the buildings will not infringe upon the airports approach area for their runway. He also understands that if a parking lot is created at the end of the runway, there will not be any lighting that will obstruct their view. He stated with all this in mind they are in approval of this subdivision based upon information provided.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Warner that the Advisory Plan Commission recommend that this request for Primary approval of a 1-lot minor subdivision to be known as **MARCHETTI MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

9. The application for Primary approval of a 3-lot minor subdivision to be known as **BADGER HILL**, for Stephen Cripe represented by Progressive Engineering Inc., on property located on the south side of US 20, 1,329 ft. west of CR 21, common address of 19996 US 20 in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report /Staff Analysis, which is attached for review as *Case #MI-0087-2021*.

Tom Stump questioned if Minor Subdivisions go through a technical review, because he is concerned about the safety of two new buildable lots on US 20. Danny Dean responded this subdivision has gone through technical review.

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

Motion: Action: Approve, **Moved by** Warner, **Seconded by** Edwards that the Advisory Plan Commission recommend that this request for Primary approval of a 3-lot minor subdivision to be known as **BADGER HILL** be approved in accordance with the Staff Analysis.

10. The application for Primary approval of a 1-lot minor subdivision to be known as **PINE CREEK RAVINE**, for Jeffrey A. Chupp & Zachary R. Rininger represented by Progressive Engineering Inc., on property located on the south side of SR 120, 1,962 ft. southwest of CR 17, common address of 22334 SR 120 in Concord Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0083-2021*.

Lori Snyder asked if all the structures are existing. Danny Dean responded stating that all structure are currently existing.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Stump that the Advisory Plan Commission recommend that this request for Primary approval of a 1-lot minor subdivision to be known as **PINE CREEK RAVINE** be approved in accordance with the Staff Analysis.

11. The application for Primary approval of a 1-lot minor subdivision to be known as **COTTONWOOD KNOLL**, for Merle Helmuth & AMMF Trustee Corporation Trustee Amish Mutual Mortgage Fund represented by Progressive Engineering Inc., on property located on the south side of CR 54, 1,100 ft. west of CR 11, common address of 25198 CR 54 in Union Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0084-2021*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Warner that the Advisory Plan Commission recommend that this request for Primary approval of a 1-lot minor subdivision to be known as **COTTONWOOD KNOLL** be approved in accordance with the Staff Analysis.

12. The meeting was adjourned at 8:46 A.M

Respectfully submitted,

Ilona Roberts, Recording Secretary