

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF SEPTEMBER 2021 AT 8:30 A.M. IN THE
MEETING ROOM AT THE COUNTY ADMINISTRATION BUILDING 117 N. 2ND
ST., GOSHEN, INDIANA 46526

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, Planning Manager; Mae Kratzer, 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 (*Barker/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of August 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/Edwards*) 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 **UBON MINOR SUBDIVISION**, for Dan R. Zorn & Ubon Zorn, Husband & Wife represented by Surveying and Mapping, LLC, on property located on the west side of CR 11, 680 ft. south of CR 26, common address of 60113 CR 11 in Concord 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-0633-2021*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Tom Stump that this request for primary approval of a 1-lot minor subdivision to be known as **UBON MINOR SUBDIVISION** 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 **HAYWOOD MINOR**, for Herbert Reuter & Patricia Reuter, Husband & Wife represented by Abonmarche Consultants, on property located on the southeast side of CR 21, 4,000 ft. south of US 6, common address of 20348 CR 21 in Jackson 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-0638-2021*.

Mrs. Snyder asked what is on the lot next to this property, and Mr. Warner indicated they are irrigation tracks.

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 1-lot minor subdivision to be known as **HAYWOOD MINOR** 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 **BOLLINGER MINOR**, for Lamar & Donnabelle Fletcher represented by Abonmarche Consultants, on property located on the north side of CR 18, 700 ft. east of US 20 bypass, common address of 22693 CR 18 in Concord 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-0639-2021*.

Mr. Barker stated that this is in a high water table area for the 2 lots that will be built on. Mr. Barker asked if there will be soil borings done on lots #2 and #3.

Crystal Welsh, Abonmarche, 1009 S. 9th St., Goshen, was present representing the petitioner. Mr. Barker specified that the water table is 2 to 3 feet, that's his only concern.

Mrs. Welsh stated that in the soil borings were done in the septic fields, and they put a note on the primary plat and communicated with staff. She explained property is part of a will and is being subdivided between two sisters. The one sister currently lives on the property. She added other piece was part of the will, but there has been no indication that they are building on it at this point. The third lot is for the sister that was left out of the will. She noted there are no plans that for any houses to be built at this time, but it's already going through the subdivision process. She went on to say the sister's know there may be stipulations in building, for example a house without a basement, and they will have to talk with a contractor in regards to the high water table in the area.

Mr. Barker stated as long as it appears in the final plat, he is ok with this moving forward. Mr. Stump asked Mr. Barker why it would be such a high water table with the 20 bypass going through there. He asked if that has drained the property? Mr. Barker indicated that he doesn't know, because he didn't do the soil borings. He also stated he goes by the soil maps, and that's why he wanted to make sure there were soil borings. Mr. Stump indicated normally when you make type of cut like that it normally lowers the water table. Mrs. Welsh describes a wetland area to the north close to lot 2, and the potential houses would have to be as close possible to the road as possible.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Phil Barker that this request for primary approval of a 3-lot minor subdivision to be known as **BOLLINGER 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 **LUTES 1 ACRE SPLIT**, for Robert Lutes Trust represented by B. Doriot & Associates, Inc., on property located on the south side of CR 148, 470 ft. east of CR 137, in Benton 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-0641-2021*.

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 **LUTES 1 ACRE SPLIT** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 2-lot minor subdivision to be known as **BAILEY MINOR**, for Michael R. Bailey represented by B. Doriot & Associates, Inc., on property located on the south side of CR 8, 2,815 ft. east of CR 27, 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-0643-2021*.

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 **BAILEY MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for primary approval of a 2-lot minor subdivision to be known as **BULLARD MINOR**, for Kevin E. Bullard represented by B. Doriot & Associates, Inc., on property located on the south side of CR 14, 2,550 ft. east of CR 17, in Jefferson 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-0645-2021*.

Mr. Barker pointed out that this land has a really high water table, and there is a lot of muck in the area. Mr. Barker reaffirmed from the technical meeting that he would recommend no basement on this property.

Mrs. Kratzer stated the suggestion of no basement will be noted on the secondary.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as **BULLARD 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 **CASEY'S ELKHART CR6/CR17 MINOR SUBDIVISION**, for Seahawk Corporation, Terry E. Floyd, & Finis Terra Inc, represented by Jeffrey Lonchor & McBride Dale Associates, Inc., on property located on the northwest corner of CR 6 & CR 17, in Osolo Township, zoned GPUD E-3, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0646-2021*.

Mr. Barker questioned when this plan will comes back. He stated he knows the zoning has been approved, but he would not approve the site plan. Mrs. Kratzer explained that this is coming through as a primary review, and the secondary will come through for the staff to review and approve at that point. Mr. Barker states there is a lot of stuff lacking on the site plan. Mrs. Kratzer stated that at Tech they discussed that they will need appropriate plans for drainage before they can get any building permits. Mr. Barker concurs that is what he is talking about. Mrs. Kratzer explained that needs to be approved before they can start moving ground and they will have to go through department approval. Mr. Barker asked the question that it would be like another tech meeting. Mr. Barker continued to say that the site plan doesn't show where any retention would be, and it has no drainage calculations, which Katie Niblock should be included in. Mrs. Kratzer stated that Mrs. Niblock did

have comments in regards to retention. They will have to be approved for their driveway permits, their commercial permits, and drainage permits. Mr. Barker stated that he wanted to make sure of that. Mrs. Kratzer restated that they know they won't be able to move ground without meeting these standards.

Mrs. Snyder asked about the review process and Mrs. Kratzer explained the process and the steps prior to getting to the committee.

Mr. Stump asked about the zoning of the property to the west. Mrs. Kratzer explained that it was part of Elkhart East, DPUD E-3. Mr. Stump asked if even the residences were zoned the same. Mr. Godlewski explained according to the 2000 GPUD a significant number of those residences are allowed to be residential in a GPUD E-3, and the developers have first right of refusal to buy them.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Steve Warner that this request for primary approval of a 1-lot minor subdivision to be known as **CASEY'S ELKHART CR6/CR17 MINOR SUBDIVISION** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

11. The meeting was adjourned at 8:45 AM

Respectfully submitted,

Amber Weiss, Recording Secretary