

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF AUGUST 2022 AT 9:00 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., 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: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Tom Stump.

2. A motion was made and seconded (*Snyder/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of July 2022, be approved with corrections that will be corrected by staff. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/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 3-lot minor subdivision to be known as LINCOLNWAY INDUSTRIAL PARK MINOR SUBDIVISION, for M S Investment Corp represented by Lang, Feeney Wightman Team, on property located on the north side of old US 33, 1,660 ft. west of CR 3, in Baugo Township, zoned M-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0527-2022*. Mr. Dean also presented an email which requested this petition be tabled by Terry Lang, Lang Feeney and Wightman Team [*Attached to files as Staff Exhibit #1*]. Mr. Warner asked what the suggestion would be in this case. Mr. Kolbus stated the petitioner is requesting a tabling, and he would be uncomfortable moving forward. He continued to say there could be other additional changes. Mrs. Snyder concurred with Mr. Kolbus' statement.

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

Motion: Action: Tabled, **Moved by** Steve Warner, **Seconded by** Phil Barker that this request for primary approval of a 3-lot minor subdivision to be known as LINCOLNWAY INDUSTRIAL PARK MINOR SUBDIVISION be tabled. The motion was carried with a unanimous vote.

5. The application for primary approval of a 1-lot minor subdivision to be known as HANSHEW MINOR SUBDIVISION, for Richard Hanshew represented by Dale Kesler, on property located on the south side of CR 50, 1,775 ft. west of CR 33, in Benton 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-0531-2022*.

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 1-lot minor subdivision to be known as HANSHEW 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 1-lot minor subdivision to be known as RICHMOND MINOR SUBDIVISION, for David N. Richmond & Jane L. Richmond Joint Revocable Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south end of the easement, south of CR 36, 690 ft. east of CR 9, in Harrison 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-0536-2022*.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Steve Warner that this request for primary approval of a 1-lot minor subdivision to be known as RICHMOND MINOR SUBDIVISION 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 LUKE AND JOANNE TROYER MINOR, for Luke A. Troyer & Joanne R. Troyer, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 44, 3,835 ft. west of CR 37, common address of 13721 CR 44 in Benton 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-0537-2022*.

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 LUKE AND JOANNE TROYER MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 1-lot minor subdivision to be known as ROSE ACRES, for Rosamond J. Mapes represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of State Line Rd., 3,060 ft. east of SR 15, common address of 15326 State Line Rd. 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-0538-2022*.

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 1-lot minor subdivision to be known as ROSE ACRES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 9:07 AM

Respectfully submitted,

Amber Weiss, Recording Secretary