

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF MAY 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: Tom Stump, Lori Snyder, Steve Edwards, Phil Barker.

Absent: Steve Warner.

2. A motion was made and seconded (*Stump/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of April 2022, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Stump/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 2-lot minor subdivision to be known as BATES GREENHOUSE MINOR SUBDIVISION, for Monica L. Bates Revocable Living Trust represented by John Kimpel & Associates, Inc., on property located on the east side of CR 19, 855 ft. north of CR 4, common address of 51538 CR 19 in Washington 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-0023-2022*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Tom Stump that this request for primary approval of a 2-lot minor subdivision to be known as BATES GREENHOUSE 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 HAVENS MINOR SUBDIVISION, for Cory Havens & Christine Havens represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of El Dorado Dr., 780 ft. west of CR 18, common address of 19405 El Dorado Dr. 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-0226-2022*.

Lori Snyder asked what the environmental concerns were. Mrs. Kratzer stated the petitioner needed room for a reserved area for another septic. She continued to say the property lines needed

adjusted to accommodate that area. She went on to say the issue has been resolved.

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 HAVENS 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 2-lot minor subdivision to be known as CHRISTOPHEL LANE MINOR, for Steven R. Christophel & Randal E. Christophel co-trustees of the Flora Jane Christophel Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of Mishawaka Rd., 845 ft. east of CR 7, common address of 1101 W. Mishawaka Rd. in Concord Township, zoned R-1, was presented at this time.

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0227-2022*.

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 2-lot minor subdivision to be known as CHRISTOPHEL LANE 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 TR ACRES, for Leland Bauman & Julia Bauman represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 46, 2,500 ft. west of CR 9, common address of 26425 CR 46 in Union 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-0229-2022*.

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 TR ACRES 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 G & M GARCIA SUBDIVISION, for Gonzalo Garcia & Maria J. Garcia (Buyers) & Devon Lehman & Neda Fern Lehman (Sellers) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 27, 1,400 ft. north of CR 126, common address of 60226 CR 27 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-0230-2022*.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as G & M GARCIA SUBDIVISION 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 WEAVER MEADOWS, for Jeffrey Weaver & Lisa E. Weaver represented by Abonmarche Consultants, on property located on the north end of the easement, north of CR 26, 2,635 ft. east of CR 11, in Concord 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-0235-2022*.

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

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

10. The application for primary approval of a 2-lot minor subdivision to be known as COUNTRYSIDE STORAGE CONDOS, for TPM Real Estate, LLC represented by Jones Petrie Rafinski, on property located on the south side of CR 52, 1,030 ft. east of CR 133, common address of 14298 CR 52 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-0202-2022*.

Tom Stump asked if there needed to be a change in zoning to approve the storage units. Mrs. Kratzer stated no due to the Special Use permit.

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

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

11. The application for secondary approval of a 6-lot major subdivision to be known as ELKHART EAST AREA G-PHASE 1, for Finis Terra, Inc. & Seahawk Corporation represented by Jones Petrie Rafinski, on property located on the west side of CR 19 1,780 ft. south of CR 4, in Washington Township, zoned M-2, was presented at this time.

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0225-2022*.

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 secondary approval of a 6-lot major subdivision to be known as ELKHART EAST AREA G-PHASE 1 be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

12. The meeting was adjourned at 9:14 AM

Respectfully submitted,

Amber Weiss, Recording Secretary