

**PLAT MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 9TH DAY OF FEBRUARY 2023 AT 9:00 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> 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; 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, Steve Clark.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 10th day of November 2022, 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 2-lot minor subdivision to be known as JOJO'S COUNTY ROAD 1 MINOR SUBDIVISION, for Larry A. Jojo & Leann E. Jojo, Husband & Wife represented by Lang Feeney-Wightman Team, on property located on the south side of CR 1, 3,180 ft. west of CR 5, common address of 29822 CR 1 in Cleveland 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-0908-2022*.

Terry Lang, Lang Feeney-Whiteman Team, 715 S. Michigan St., South Bend, was present representing the petitioner. He stated the adjacent property owner desires to purchase the unused portion of the petitioners' property. He stated this is the reason for the new 2-lot minor subdivision.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark, that this request for primary approval of a 2-lot minor subdivision to be known as JOJO'S COUNTY ROAD 1 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 PUNJAB JIMTOWN MINOR SUBDIVISION, for New Punjab LLC represented by Surveying and Mapping LLC, on property located on the west side of CR 3, 645 ft. south of CR 20 (Mishawaka Rd.), common address of 57727 CR 3 in Baugo 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-0898-2022*.

Deb Hughes, Surveying and Mapping, 3220 South View Dr., Elkhart, was present representing the petitioner. She stated the minor subdivision will create a lot that would meet all the requirements.

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

**Motion: Action:** Approve, **Moved by** Steve Clark, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as PUNJAB JIMTOWN 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 RAMER CR 44 MINOR, for Nelson J. Ramer & Laura M. Ramer represented by B. Doriot & Associates, Inc., on property located on the north side of CR 44, 2,145 ft. east of CR 11, common address of 24647 CR 44 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-0002-2023*.

Charles Buzzard, B. Doriot & Associates, Inc., P.O. Box 465, New Paris, was present representing the petitioner. He stated as staff indicated this petition is to convert an existing barn to a residential structure. He went on to say they were missing some information with the submittal of the initial application. He stated they now have soil and septic information.

Phil Barker stated he would need dimensions on the plat for the existing ditch/tile that goes through this property.

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 RAMER CR 44 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:07 AM

Respectfully submitted,

---

Amber Weiss, Recording Secretary