

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 11TH DAY OF APRIL 2024 AT 9:00 A.M.**  
**MEETING ROOMS 104, 106, & 108 – ADMINISTRATION BUILDING**  
**117 N. 2<sup>nd</sup> STREET, GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Laura Gilbert, Administrative Manager; Danny Dean, Planner; Adam Coleson, Planner; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark.

2. A motion was made and seconded (*Edwards/Clark*) that the minutes of the regular meeting of the Elkhart County Plat Committee held on the 14th day of March 2024, be approved as submitted. 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 2-lot minor subdivision to be known as PEACEFUL MEADOW, for Tri-County Land Trustee Corporation (Land Contract Holder) & Marcus & Ruth Ann Miller (Land Contract Purchasers) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 4, 1,700 ft. east of CR 29, common address of 15638 CR 4 in York Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0123-2024*.

Steve Clark asked Mr. Coleson to indicate which lot would not have road frontage. Mr. Coleson stated there is an easement for a driveway to the lot without frontage.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as PEACEFUL MEADOW 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 SR 13 & 120 MINOR SUBDIVISION, for Legacy Buildings LLC represented by Land and Boundary LLC, on property located on the south side of SR 120, 955 ft. west of SR 13, common address of 11482 SR 120 in York 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-0121-2024*.

Mrs. Snyder asked what type of business is on this parcel. Mr. Dean stated he is unsure of the business type.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Steven Clark that this request for primary approval of a 1-lot minor subdivision to be known as SR 13 & 120 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 LAMBRIGHT'S COUNTY ROAD 39 MINOR SUBDIVISION, for Eric J. Lambright & Jenean F. Lambright, Husband & Wife represented by Land and Boundary LLC, on property located on the west side of CR 39, 3,990 ft. north of CR 32, common address of 60727 CR 39 in Middlebury 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-0120-2024*.

Mr. Warner pointed out that the wetlands seem to cover over 50% of the property. He then inquired about any potential issues related to setbacks or septic. In response, Mr. Dean mentioned that the project has already received primary approval from Bill Hartsuff, Environmental Health Department, and any concerns raised by him would be addressed in the secondary process.

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 LAMBRIGHT'S COUNTY ROAD 39 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 CLEVELAND RETREAT, for Todd M. Cleveland & Melissa K. Cleveland, Husband & Wife represented by Abonmarche Consultants, on property located on the east side of CR 9, 850 ft. north of CR 52, in Union Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0110-2024*.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as CLEVELAND RETREAT be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 9:09 A.M.

Respectfully submitted,

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Amber Weiss, Recording Secretary