

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF JUNE 2024 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: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steve Warner, Lori Snyder, Steven Clark.

Absent: Phil Barker, Steve Edwards

2. A motion was made and seconded (*Clark/Snyder*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of May 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Snyder*) that the Elkhart County Development 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 PRATT MINOR SUBDIVISION, for James A. Pratt & Debra S. Pratt, Husband & Wife represented by Land and Boundary LLC, on property located on the south side of CR 108, 2,045 ft. west of CR 3, common address of 29110 CR 108 in Cleveland Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0300-2024*.

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as PRATT 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 3-lot minor subdivision to be known as HERITAGE HILL SUBDIVISION, for Leonid Kidun & Nadia Kidun, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 24, 990 ft. west of CR 27, in Jefferson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0302-2024*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steven Clark that this request for primary approval of a 3-lot minor subdivision to be known as HERITAGE HILL 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 MILLIE BONTRAGER MINOR SUBDIVISION, for Millie G. Bontrager represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of SR 4, 1,650 ft. west of CR 37, common address of 13256 SR 4 in Clinton Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0304-2024*.

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as MILLIE BONTRAGER 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 2-lot minor subdivision to be known as RAILROAD LANDS MINOR LOT 2 REPLAT, for Lamb-Me LLC represented by B. Doriot & Associates, Inc., on property located on the north side of South St., 375 ft. west of CR 35, in York Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0309-2024*.

Mr. Clark asked why they were building alongside the railroad. Mrs. Richards indicated that it was previously platted for a residence. She further stated that the plans are for a duplex. Mrs. Snyder confirmed that the plans were to make it residential from the beginning. Mr. Clark remarked that it was an odd location.

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as RAILROAD LANDS MINOR LOT 2 REPLAT 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 MORIARTY'S COUNTY ROAD 28 MINOR SUBDIVISION 1ST REPLAT, for Todd Miller & Melissa Miller, Husband & Wife represented by Wightman & Associates, Inc., on property located on the north side of CR 28, 1,050 ft. west of CR 22, in Jefferson 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-0303-2024*.

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as MORIARTY'S COUNTY ROAD 28 MINOR SUBDIVISION 1ST REPLAT be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for secondary approval of a 39-lot major subdivision to be known as DEERFIELD ESTATES SECTION SIX, for Westview Capital LLC represented by Whitman & Associates, Inc., on property located on the north end of Hunters Edge Trl., 800 ft. north of Deer Fawn Trl., west of Deer Hollow Dr., north of CR 2, in Cleveland Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0305-2024*.

Mr. Warner stated this request appears to be finishing the last phase of this project. Mr. Auvil stated that is correct. Mrs. Snyder stated there could have been a lot more homes, but the developer reduced the number of homes. She added it was originally supposed to be 60 lots. Mr. Auvil noted it is not uncommon to reduce the number of lots, especially if they do not have utilities. Mr. Auvil went on to say that soils can make a difference in how many septic systems can be put in a development.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steven Clark that this request for secondary approval of a 39-lot major subdivision to be known as DEERFIELD ESTATES SECTION SIX be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:13 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary