

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF MAY 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; Danny Dean, Planner; Adam Coleson, Planner; James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner.

Absent: Lori Snyder, Steven Clark.

2. A motion was made and seconded (*Barker/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of April 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 1-lot minor subdivision to be known as VON BLON HOMESTEAD, for Jeffrey L. Von Blon & Jo Ann Von Blon represented by Midwest Land Surveying, LLC & Anthony Glentz, on property located on the north side of CR 12, 385 ft. east of CR 37, 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-0179-2024*.

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 VON BLON HOMESTEAD 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 GREENLEAF GRAND DELUXE, for Wrangler Real Estate Inc. (owner/buyer) & Jenway Majestic, LLC (seller) represented by Abonmarche Consultants, on property located on the north side of Greenleaf Blvd., 970 ft. east of Marguerite Ave., south of Bristol St., common address of 23901 Greenleaf Blvd. in Osolo Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0203-2024*.

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 3-lot minor subdivision to be known as GREENLEAF GRAND DELUXE 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 TUMBLEWEED MINOR SUBDIVISION, for Kenneth Newman & Betty Newman, Husband & Wife represented by Land and Boundary, LLC, on property located on the east side of CR 21, 775 ft. south of CR 2, in Washington Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0207-2024*.

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 2-lot minor subdivision to be known as TUMBLEWEED 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 TREEHOUSE ACRES, for Travis L. Conklin & Jennica R. Conklin, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the northwest end of Red Bud Place, 195 ft. north of Red Bud Lane. West of CR 100, in Baugo 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-0209-2024*.

Mr. Warner asked Mr. Barker what he thought of Baugo Creek running through this property. Mr. Barker stated he has no problems as long as they stay 75 ft. away from the creek. He further stated they will have to be careful about the placement of the homes due to the creek rising at times.

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 2-lot minor subdivision to be known as TREEHOUSE 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 3-lot minor subdivision to be known as MAPLECREST FARMS, for Miller Family Revocable Living Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 126, 900 ft. east of SR 15, in Jefferson 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-0210-2024*.

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 3-lot minor subdivision to be known as MAPLECREST FARMS be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:08 A. M.

Respectfully submitted,

Amber Weiss, Recording Secretary