

REVISED 11/14/24
MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF OCTOBER 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, Steve Warner. 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: Phil Barker, Steve Warner, Steven Clark.

Absent: Steve Edwards, Lori Snyder.

2. A motion was made and seconded (*Barker/Clark*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of September 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Barker*) 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 1-lot minor subdivision to be known as BIGLERS MINOR LOT 1 REPLAT, for Josue D. Guevara represented by B. Doriot & Associates, Inc., on property located on the north side of CR 40, 900 ft. west of US 33, common address of 16659 CR 40 in Elkhart 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-0625-2024*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steven Clark that this request for primary approval of a 1-lot minor subdivision to be known as BIGLERS MINOR LOT 1 REPLAT be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of 1-lot minor subdivision to be known as MCNUTT SUBSTATION MINOR SUBDIVISION, for Robert Moser represented by Jones Petrie Rafinski, on property located on the west side of SR 13, 1,435 ft. south of CR 46, common address of 68777 SR 13 in Benton Township, zoned A-E, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0626-2024*.

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 1-lot minor subdivision to be known as MCNUTT SUBSTATION 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 LYLE & DIANNE BONTRAGER SUBDIVISION, for Lyle D. & Dianne Bontrager represented by Advanced Land Surveying of Northern Indiana, on property located on the south side of CR 42, 590 ft. south of CR 27, common address of 18400 CR 42 in Elkhart 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-0629-2024*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steven Clark that this request for primary approval of a 2-lot minor subdivision to be known as LYLE & DIANNE BONTRAGER 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 WOODSIDE MINOR, for Danny L. Yoder & Vonda S. Yoder Trustees Danny L. & Vonda S. Yoder represented by Advanced Land Surveying of Northern Indiana, on property located on the east side of CR 8, 530 ft. south of CR 10, common address of 54644 CR 8 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-0630-2024*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steven Clark that this request for primary approval of a 1-lot minor subdivision to be known as WOODSIDE MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 9:06 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary

