

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF SEPTEMBER 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; Danielle Richards, Planner; Danny Dean, Planner; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder.

Absent: Steven 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 8th day of August 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Snyder/Edwards*) 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 LLOYD & RHODA TROYER SUBDIVISION, for Lloyd E. & Rhoda A. Troyer represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 8, 1,200 ft. northwest of CR 35, common address of 13708 CR 8 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-0549-2024*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as LLOYD & RHODA TROYER 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 2-lot minor subdivision to be known as WELDY COUNTY ROAD 1 MINOR SUBDIVISION, for Jerry W. Weldy and Yvonna A. Weldy, Husband and Wife represented by Danch, Harner & Associates, on property located on the east side of CR 1, 1,735 ft. north of CR 144, common address of 68362 CR 1 in Locke 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-0545-2024*.

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 WELDY COUNTY ROAD 1 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 MONTANA STREET HOLDINGS MINOR SUBDIVISION, for Montana Street Holdings Minor Subdivision represented by Wightman, on property located on the north side of CR 20, 425 ft. east of CR 100, common address of 30627 CR 20 in Baugo 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-0540-2024*.

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 2-lot minor subdivision to be known as MONTANA STREET HOLDINGS MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for secondary approval of a 5-lot major subdivision to be known as RESONOVER'S ASH ROAD SUBDIVISION, for Albert Reasonover & Carmen E. Reasonover, Husband & Wife represented by Wightman, on property located on the east side of Ash Rd., 950 ft. north of Lincolnway East (Old US 33), common address of 56974 Ash Rd. in Baugo Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0487-2024*.

Mrs. Snyder asked where the access would be for each lot.

Terry Lang, Wightman, 1402 Mishawka Ave., South Bend, was present representing the petitioner. He explained that there is an easement located on the north side of lot 3. He stated that it will be used to access the two lots and the utilities.

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

Motion: Action: Approve, Moved by Lori Snyder, **Seconded by** Steve Warner that this request for secondary approval of a 5-lot major subdivision to be known as RESONOVER'S ASH ROAD SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 9:07 AM

Respectfully submitted,

Amber Weiss, Recording Secretary