

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF JANUARY 2025 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: Jason Auvil, Planning Manager; 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, 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 12th day of December 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Clark*) 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 W & E YODER MINOR SUBDIVISION, for Weldon Yoder & Elnora Yoder, Husband & Wife represented by Hand to the Plow Surveying, on property located on the South side of CR 56, 2,250 ft. East of CR 100, common address of 30090 CR 56 in Locke 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-0825-2024*.

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 W & E YODER 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 1-lot minor subdivision to be known as BOWMAN MINOR SUBDIVISION, for Murray D. Bowman & Helen S. Bowman represented by Land & Boundary LLC, on property located on the South side of CR 40, 1,290 ft. West of CR 21, common address of 20240 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-0857-2024*.

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 BOWMAN 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 3-lot minor subdivision to be known as HOFFMAN FARM MINOR, for Mitchell L. Hoffman & Monica Hoffman Yoder represented by Abonmarche Consultants, on property located on the Northeast corner of CR 26 & Old CR 17, common address of 22151 CR 26 in Concord 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-0862-2024*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Phil Barker that this request for primary approval of a 3-lot minor subdivision to be known as HOFFMAN FARM MINOR 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 RECYCLING WORKS INDUSTRIAL DPUD, FIRST REPLAT, for Fir Properties LLC represented by Jones Petrie Rafinski, on property located on the West side of CR 7, 1,650 ft. North of CR 26, common address of 59535 CR 7 in Concord Township, zoned M-2, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0864-2024*.

Mr. Warner asked if there were any future plans to expand this facility. Mr. Auvil stated that there are no immediate plans at this time.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steven Clark that this request for primary approval of a 2-lot minor subdivision to be known as RECYCLING WORKS INDUSTRIAL DPUD, FIRST 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 1-lot minor subdivision to be known as HAGY MINOR, for Austin Hagy & Abigail Tejada represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the East side of CR 11, 850 ft. South of CR 4, common address of 52158 CR 11 in Osolo 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-0861-2024*.

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

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

9. The meeting was adjourned at 9:10 AM

Respectfully submitted,

Amber Weiss, Recording Secretary