

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 9TH DAY OF JUNE 2016 AT 8:45 A.M. IN THE**  
**MEETING ROOM OF THE DEPARTMENT OF PUBLIC SERVICES BUILDING**  
**4230 ELKHART ROAD, GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Vice Chairman, Roger Miller, with the following members present: Blake Doriot, Roger Miller, Tom Stump, and Jeff Burbrink. Steven Edwards was absent. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board. Mark Kanney, Planner, was absent.

2. A motion was made and seconded (*Doriot/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of May 2016, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/Stump*) 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 two-lot minor subdivision to be known as **BAKER'S COUNTY ROAD 4 MINOR SUBDIVISION**, for SLG Properties, LLC, represented by Lang, Feeney & Associates, Inc., on property located on the north side of CR 4 and east end of Parkview Avenue, 770 ft. west of Johnson Street, common address of 26145 CR 4 in Osolo Township, zoned R-2, was presented at this time.

Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0068-2016*.

Terry Lang, Lang Feeney & Associates, Inc., 715 S. Michigan St., South Bend, was present on behalf of the petitioner. He said we are taking a parcel with an existing home and splitting it for a second buildable lot. Variances were granted during the last BZA meeting.

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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Tom Stump that this request for primary approval of a two-lot minor subdivision to be known as **BAKER'S COUNTY ROAD 4 MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** Blake Doriot, Jeff Burbrink, Roger Miller, Tom Stump.

5. The application for secondary approval of an 11-lot major subdivision known as **WHISPERING WOODS**, for Town and Country Builders of Goshen represented by Progressive Engineering, Inc., on property located on the east of CR 14, north of US 20, 920 ft. south of Willowbend Blvd., in Jefferson Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0128-2016*, and confirmed for Mr. Miller that tabling is again at the request of the petitioner. Mr. Auvil added that the landowner has had trouble obtaining a bond. Commission

members then agreed that no tabling time limit should be imposed, and Mr. Godlewski reminded them that the petitioner must receive secondary approval within two years of receipt of primary. Mr. Kolbus further recommended indefinite tabling and said that the petition should reappear when the petitioner is ready.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Blake Doriot, that this request for secondary approval of an 11-lot major subdivision known as **WHISPERING WOODS** be tabled in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** Blake Doriot, Jeff Burbrink, Roger Miller, Tom Stump.

6. The meeting was adjourned at 8:51 a.m.

Respectfully submitted,

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Andrea Wyatt, Recording Secretary