

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 12TH DAY OF MAY 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 Chairman, Steven Edwards, with the following members present: Tom Stump, Steven Edwards, and Jeff Burbrink. Blake Doriot and Roger Miller were 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 (*Burbrink/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of April 2016, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/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 **DAJ MINOR SUBDIVISION**, for Carol Scribner (land contract holder) and Stephen Miller (land contract purchaser) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 20 (Mishawaka Road), 120 ft. west of Sixth Street (CR 107), common address of 601 W. Mishawaka Road in Concord Township, zoned R-1, was presented at this time.

Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0080-2016*.

Ronnie Justice, Advanced Land Surveying of Northern Indiana, Inc., 17120 CR 46, New Paris, was present on behalf of the petitioners but offered no comments.

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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Steven Edwards, that this request for primary approval of a two-lot minor subdivision to be known as **DAJ MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3).

**Yes:** Jeff Burbrink, Steven Edwards, Tom Stump.

*\* It is noted that Mr. Doriot arrived at this time.*

5. The application for secondary approval of a 19-lot major subdivision known as **THE SUMMIT SECTION NINE & REPLAT OF LOT 160 THE SUMMIT SECTION FOUR**, for Segra Properties, LLC, represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north of CR 14, one-quarter mile east of CR 35, in Middlebury 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-0121-2016.* She also read the following amendment to the Staff Report: “As of May 11, 2016, this subdivision now meets all requirements of the Subdivision Control Ordinance. Specifically the road construction bond and guarantee have now been submitted and accepted by the highway department. The staff, with the assistance of the Elkhart County Technical Committee, recommends approval of this secondary.”

Ronnie Justice, Advanced Land Surveying of Northern Indiana, Inc., 17120 CR 46, New Paris, was present on behalf of the petitioners but offered no comments.

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

**Motion: Action:** Approve, **Moved by** Blake Doriot, **Seconded by** Tom Stump, that this request for secondary approval of a 19-lot major subdivision known as ***THE SUMMIT SECTION NINE & REPLAT OF LOT 160 THE SUMMIT SECTION FOUR*** be approved in accordance with the amended Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3).

**Yes:** Jeff Burbrink, Steven Edwards, Tom Stump, Blake Doriot.

6. 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.* She also read the following amendment to the Staff Report: “As of May 11, 2016, this submittal still does not meet the requirements of the Subdivision Control Ordinance. Specifically the following are not yet finished: An approved SWPPP. Accepted road construction bond, guarantee, and road plans. The staff therefore recommends tabling of this secondary.”

Brad Cramer, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present on behalf of the petitioner. He said that road plans and a SWPPP have been submitted but that the petitioner has had trouble obtaining a bond. The petitioner agrees with tabling, he said. Mr. Doriot asked whether 30 days was enough time, and Mr. Cramer said yes.

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

**Motion: Action:** Table, **Moved by** Blake Doriot, **Seconded by** Tom Stump, that this request for secondary approval of an 11-lot major subdivision known as ***WHISPERING WOODS*** be tabled until June 9, 2016, in accordance with the amended Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3).

**Yes:** Jeff Burbrink, Steven Edwards, Tom Stump, Blake Doriot.

7. The meeting was adjourned at 8:52 a.m.

Respectfully submitted,

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Daniel Dean, Recording Secretary