

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF MAY 2019 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, Roger Miller. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Matt Shively, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steven Edwards, Roger Miller, Tom Stump, Philip Barker, Steve Warner.

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of April 2019, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/Edwards*) 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 1-lot minor subdivision to be known as WDM MINOR SUBDIVISION, for Wilbur Dean & Marilyn Miller represented by B. Doriot & Associates, Inc., on property located on the North side of CR 20, 550 ft. West of CR 43, in Middlebury Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0148-2019*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1-lot minor subdivision to be known as WDM 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 STATE LINE ROAD MINOR SUBDIVISION, for Jose Garcia-Hernandez represented by Lang, Feeney & Associates, Inc., on property located on the South side of State Line Rd., 4,500 ft. West of CR 15, common address of 23176 State Line Rd. in Osolo Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0122-2019*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1-lot minor subdivision to be known as STATE LINE ROAD 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 1-lot minor subdivision to be known as PROJECT TRIATH MINOR SUBDIVISION, for Winnebago Industries, Inc. represented by Jones Petrie Rafinski, on property located on the South side of CR 14, ½ mile East of SR 13, in Middlebury Township, zoned M-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0152-2019*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1-lot minor subdivision to be known as PROJECT TRIATH MINOR 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 2-lot minor subdivision to be known as BLUESTONE (REPLAT OF PROFESSIONAL PARK SEVENTEEN PHASE V LOT 9), for Country Partners-Shipshewana, LLC represented by Abonmarche Consultants, on property located on the East side of Protecta Dr., 4,600 ft. East of CR 17, common address of 21125 Protecta Dr. in Washington 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-0228-2019*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as BLUESTONE (REPLAT OF PROFESSIONAL PARK SEVENTEEN PHASE V LOT 9) be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for Secondary approval of a 6-lot major subdivision to be known as LAKE JAMES ESTATES DPUD, for Judith A. & Ronald G. Hoefle represented by Lang, Feeney & Associates, Inc., on property located on the East side of Ash Rd., 2,740 ft. South of CR 2, common address of 51526 Ash Rd. in Cleveland Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0121-2019*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval of a 6-lot major subdivision to be known as LAKE JAMES ESTATES DPUD be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 8:53 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary