

MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 10TH DAY OF DECEMBER 2020 AT 9:00 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 Plan Commission 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; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Tony Campanello, Steven Edwards, Roger Miller, Lori Snyder, Jeff Burbrink, Tom Stump, Philip Barker.

Absent: Frank Lucchese, Steve Warner.

2. A motion was made and seconded (*Barker/Miller*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 12th day of November 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Campanello/Miller*) 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 a zone map change from R-1 to A-1, for Paul & Kitnicole Craven, on property located on the southwest corner of CR 8 and Echo Lane, 3,000 ft. east of CR 17, Washington Township, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #RZ-0862-2020*.

Paul Craven, 21523 CR 10, Elkhart, was present on behalf of this request. He is the current land owner in which he purchased 3 years ago. He stated he was under the understanding that this land was already zoned A-1. However, when he went to pull a permit, it was then he learned it was R-1. He stated that this land would have no value to him if it was to remain residential. In the future, he plans to possibly buy more land bordering this parcel for agriculture needs as well. Lori Snyder asked what exactly he is wanting to build, and Mr. Craven explained that he needed an outbuilding to store trailers and other farm equipment.

David Dygert, 54077 Laguna Drive, Bristol, was present in favor of the petitioner. He inquired about where the building would be located and how it would be accessible. Once he found out it would be located closer to the southwest corner of the parcel and accessible from Mr. Craven's residence to the south, he had no further questions or objections.

There were no remonstrators present.

A motion was made and seconded (*Stump/Campenello*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

Motion: Action: Approved, **Moved by** Lori Snyder, **Seconded by** Tony Campanello that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1 to A-1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jeff Burbrink, Lori Snyder, Philip Barker, Roger Miller, Steven Edwards, Tom Stump, Tony Campanello.

5. ***2021 Agreement of Legal Services for Attorney Kolbus***

Chris Godlewski presented the agreement for legal services to retain Jim Kolbus for 2021.

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

Motion: Action: Approve, **Moved by** Roger Miller **Seconded by** Jeff Burbrink that the Advisory Plan Commission approve the agreement for legal services for Attorney Kolbus. The motion was passed with a unanimous vote.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Jeff Burbrink, Lori Snyder, Philip Barker, Roger Miller, Steven Edwards, Tom Stump, Tony Campanello.

6. ***Board of County Commissioners Approvals Following Plan Commission Recommendations***

Chris Godlewski reported that on November 16, 2020, the Board of County Commissioners approved the secondary approval of a 4-lot major subdivision to be known as South Prairie Gate, as well as approval of Seahawk Corp & Almac Realty, Inc. rezoning from A-1/R-1 and GPUD M-2 to M-2. He added that the Town of Bristol also approved the Seahawk Corp & Almac Realty Inc. rezoning, as well as the Bristol Park for Industry Phase IV DPUD M-2.

7. A motion was made and seconded (*Miller/Burbrink*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:13 a.m.

Respectfully submitted,

Ilona Roberts, Recording Secretary

Roger Miller, Chairman