

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF SEPTEMBER 2020 AT 8:30 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, Jeff Burbrink. 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, Lori Snyder.

2. A motion was made and seconded (*Edwards/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of August 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) 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 BUCK MINOR, for Friends of the Pumpkin Vine (Buyer) and David & Wanda J. Buck, H & W (Sellers) represented by Abonmarche Consultants , on property located on the west side of CR 35, 1,340 ft. north of CR 20, common address of 58741 CR 35 in Middlebury Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0599-2020*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Roger Miller 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 BUCK MINOR 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 BORKHOLDER MINOR SUBDIVISION, for Larry J. & Alta Mae Borkholder represented by Advanced Land Surveying of Northern Indiana, Inc. , on property located on the north side of CR 34, 600 ft. east of CR 33, common address of 00000 CR 34 in Clinton Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0596-2020*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards 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 BORKHOLDER 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 **LEWIS MINOR SUBDIVISION**, for Darell R. Lewis & Debbie S. Lewis, H & W represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 50, 2,380 ft. east of CR 31, in Benton Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0594-2020*.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steven Edwards 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 LEWIS 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 1-lot minor subdivision to be known as RESLER MINOR, for Wakarusa Investments represented by B. Doriot & Associates, Inc. , on property located on the east side of CR 1, 2,000 ft. south of CR 36, common address of 00000 CR 1 in Olive Township, zoned A-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0595-2020*.

There were no remonstrators present.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Roger Miller 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 RESLER MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for Primary approval of a 2-lot minor subdivision to be known as MLS MAPLEWOOD MINOR SUBDIVISION, for Tammy Shepherd & Jason L. Boley W & H & Zeda Shepherd JT TEN W/ROS (Buyers) & Marion L. Schrock (Seller) represented by Marbach, Brady & Weaver, Inc., on property located on the north side of Maplewood Dr., 380 ft. east of SR 19, 2,200 ft. south of CR 40, common address of 1005 Maplewood Dr. in Harrison Township, zoned A-1, PUD B-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0592-2020*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Roger Miller 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 MLS MAPLEWOOD MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for Primary approval of a 2-lot minor subdivision to be known as HAPPY SQUIRREL TRAIL, for Harold W. Eichhorn & Jessica M. Eichhorn, H & W represented by Progressive Engineering, Inc., on property located on the south side of US 20, 1,000 ft. east of CR 29, common address of 16550 US 20 in Jefferson 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-0591-2020*.

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

Motion: Action: Approve, **Moved by** Roger Miller, **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 HAPPY SQUIRREL TRAIL be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The application for Primary approval of a 1-lot minor subdivision to be known as STILWELL RIDGE, for Quinton Stilwell (Buyer) and Stephen & Marilyn Yoder (Seller) represented by Progressive Engineering, Inc., on property located on the north side of CR 146, 300 ft. west of CR 25, in Jackson Township, zoned A-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0590-2020*.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Roger Miller 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 STILWELL RIDGE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

11. The meeting was adjourned at 8:38 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary