

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF APRIL 2021 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, Lori Snyder. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steven Edwards, Steve Warner, Tom Stump, Philip Barker, Lori Snyder

2. A motion was made and seconded (*Stump/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of March 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Stump/Warner*) 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 **NEWSWANGER MINOR, AN ADDITION TO WAKARUSA**, for Lowell M. & Broncy Newswanger, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of East Waterford St., 225 ft. east of Maple Ln., common address of 607 E. Waterford St. in Olive Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0157-2021*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Barker that this request for primary approval of a 1-lot minor subdivision to be known as **NEWSWANGER MINOR, AN ADDITION TO WAKARUSA** be approved in accordance with the Staff Analysis.

5. The application for primary approval of a 1-lot minor subdivision to be known as **R & J JOHNSON MINOR SUBDIVISION**, for Roy M. Johnson & Jennifer L. Johnson, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 146, 4,600 ft. east of CR 33, common address of 14127 CR 146 in Benton Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0156-2021*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** Stump that this request for primary approval of a 1-lot minor subdivision to be known as **R & J JOHNSON MINOR SUBDIVISION**

be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 1-lot minor subdivision to be known as **BIGLER FARM**, for Robert D. Pontius & Mary Jane Pontius represented by Progressive Engineering, Inc., on property located on the east side of CR 9, 304 ft. south of CR 126, common address of 60578 CR 9 in Concord 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-0163-2021*.

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

Motion: Action: Approve, **Moved by** Stump, **Seconded by** Warner that this request for Primary approval of a 1-lot minor subdivision to be known as **BIGLER FARM** be approved in accordance with the Staff Analysis.

7. The application for Secondary approval of an 8-lot major subdivision to be known as **EARTHWAY RAIL PARK PHASE IV**, for Almac Realty Inc. (Seller) & Seahawk Corp. (Buyer) represented by Jones Petrie Rafinski, on property located on the southwest corner of SR 120 and CR 21, in Washington Township, zoned DPUD, M-2, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0093-2021*.

Lori Snyder asked if the road would be a turn-a-round coming off of US 120. Phil Barker stated as it is platted it is not going through but there is an easement that could be used in the future.

Kenneth Jones Jr., Jones Petrie Rafinski, 325 S. Lafayette Blvd, South Bend, was present representing the petitioner. He stated it will not be a through street at this time. They do not foresee it becoming a through street but wanted to leave the option open just in case.

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

Motion: Action: Approve, **Moved by** Edward, **Seconded by** Stump that this request for Secondary approval of an 8-lot major subdivision to be known as **EARTHWAY RAIL PARK PHASE IV** be approved in accordance with the Staff Analysis.

8. The meeting was adjourned at 8:42 a.m.

Respectfully submitted,

Danielle Richards, Recording Secretary