

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF JANUARY 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; 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 10th day of December 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/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 **HIDDEN HAVEN**, for Shawn D. Persing & Lori K. Persing, Husband & Wife represented by Progressive Engineering Inc., on property located on the north side of E. Waterford St. (CR 40), 1,581 ft. east of Elkhart St. (CR 3), common address of 320 E Waterford Street in Olive 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-0868-2020*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** 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 **HIDDEN HAVEN** be approved in accordance with the Staff Analysis.

5. The application for primary approval of a 1-lot minor subdivision to be known as **EGOLF ACRES**, for Brooks A. Egolf & Erica L. Egolf represented by Progressive Engineering Inc., on property located on the east side of CR 7, 1,900 ft. south of CR 32, common address of 63352 CR7 in Harrison 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-0921-2020*.

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

Motion: Action: Approve, **Moved by** Miller, **Seconded by** 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 **EGOLF ACRES** be approved in accordance with the Staff Analysis.

6. The application for primary approval of a 1-lot minor subdivision to be known as **STUTSMAN FARM**, for Timothy L. Stutsman & Jill R. Stutsman represented by Progressive Engineering Inc., on property located on the west side of CR 7, 1,080 ft. north of CR 32, common address of 62753 CR 7 in Harrison 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-0942-2020*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** 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 **STUTSMAN FARM** be approved in accordance with the Staff Analysis.

7. The application for primary approval of a 2-lot minor subdivision to be known as **THE WATERSHED**, for John Shoup represented by Progressive Engineering Inc., on property located on the southwest side of CR 115, 1,233 ft. southeast of CR 118, north of CR 20, in Concord 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-0943-2020*.

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

Motion: Action: Approve, **Moved by** Stump, **Seconded by** 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 **THE WATERSHED** be approved in accordance with the Staff Analysis.

8. The application for primary approval of a 1-lot minor subdivision to be known as **COYLE'S COZY MANOR**, for Randy A. Coyle & Cynthia D. Coyle, Husband & Wife represented by Progressive Engineering Inc., on property located on the south side of CR 16, 690 ft. south of US 20, common address of 24788 CR 16 in Concord Township, zoned R-2, was presented at this time.

Jason Auvil presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0944-2020*.

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

Motion: Action: Approve, **Moved by** Miller, **Seconded by** 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 **COYLE'S COZY MANOR** be approved in accordance with the Staff Analysis.

9. The application for primary approval of a 1-lot minor subdivision to be known as **JAY & BETH SHETLER SUBDIVISION**, for Jay & Beth Shetler represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 38, 2,500 ft. east of CR 43, common address of 10508 CR 38 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-0926-2020*.

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

Motion: Action: Approve, **Moved by** Edwards, **Seconded by** 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 **JAY & BETH SHETLER SUBDIVISION** be approved in accordance with the Staff Analysis.

10. The application for primary approval of a 1-lot minor subdivision to be known as **ROGER HESS MINOR SUBDIVISION**, for Roger Hess represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 12, 1,800 ft. west of CR 8, common address of 13483 CR 12 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-0940-2020*.

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

Motion: Action: Approve, **Moved by** Miller, **Seconded by** 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 **ROGER HESS MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

11. The application for primary approval of a 1-lot minor subdivision to be known as **HANNA'S COUNTY ROAD 18 MINOR SUBDIVISION**, for Ryan O. Hanna and Kelly M. Hanna, Husband & Wife represented by Lang, Feeney & Associates, Inc., on property located on the north side of CR 18, 2,600 ft. east of CR 1, in Baugo 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-0927-2020*. She also stated that they also received a letter of remonstrance for this subdivision from the residence to the west stating that they do not want development adjacent to them. *[Attached to file as Exhibit #1]*

James Kolbus stated that someone was in attendance to speak in remonstrance for this hearing. He explained that this is not normally a public hearing, however it would be up to the Committee if they would want to give him the opportunity to speak. The Committee stated they were okay with hearing what he had to say.

Andrew Coblentz, 29545 CR 18, Elkhart, was present in remonstrance. He stated that they have a neighborhood of 10 residences that have signed a petition against this subdivision. He does not want to see a house built between his barn and a neighboring home. He stated the acre has always been a part of his farm, and he would like to keep it that way. He also explained that the easement for this subdivision is the only access he has to get to his detached garage. However, his main concern would be that a house in this location would interfere with the wildlife in that area.

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

Motion: Action: Approve, **Moved by** Miller, **Seconded by** 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 **HANNA’S COUNTY ROAD 18 MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

12. The application for primary approval of a 1-lot minor subdivision to be known as **SHIRK COUNTY ROAD 44 MINOR**, for Paul & Roeleta Shirk represented by B. Doriot & Associates, Inc., on property located on the north side of CR 44, 150 ft. east of CR 15, common address of 22965 CR 44 in Union 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-0939-2020*.

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

Motion: Action: Approve, **Moved by** Miller, **Seconded by** 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 **SHIRK COUNTY ROAD 44 MINOR** be approved in accordance with the Staff Analysis.

13. The application for primary approval of a 1-lot minor subdivision to be known as **THE REFUGE – SECTION 3 MINOR SUBDIVISION**, for Paul Alvey represented by Marbach, Brady & Weaver, Inc., on property located on the east side of Crossview Lane, 700 ft. south of Refuge Drive, east of Ash Road, in Baugo 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-0941-2020*.

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

Motion: Action: Approve, **Moved by** Miller, **Seconded by** 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 **THE REFUGE – SECTION 3 MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

9. The meeting was adjourned at 8:52 A.M.

Respectfully submitted,

Iлона Roberts, Recording Secretary