

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 10TH DAY OF AUGUST 2023 AT 9:15 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> ST., GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Vice Chairman, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Adam Coleson, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present: Phil Barker, Steve Edwards, Steve Warner, Steven Clark.**

**Absent: Lori Snyder.**

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of July 2023, 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 3-lot minor subdivision to be known as WILSON'S COUNTY ROAD 4 MINOR SUBDIVISION, for Brian Wilson and Kimberly Wilson represented by Wightman Team, on property located on the south side of CR 4, 1,990 ft. east of SR 13, common address of 10760 CR 4 in York Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as Case #MI-0446-2023.

Terry Lang, 1402 Mishawaka Ave., South Bend, was present representing the petitioner. Mr. Lang explained that the petitioner's plan is to divide the large parcel into three sections, one of which will retain the existing home. He continued saying the other two sections will be allocated for family members to build their own homes, resulting in a family compound. Mr. Lang also mentioned that the subdivision proposal has already been submitted to the BZA for variances, as indicated by the staff.

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

**Motion: Action:** Approve, **Moved by** Steven Clark, **Seconded by** Steve Edwards that this request for primary approval of a 3-lot minor subdivision to be known as WILSON'S COUNTY ROAD 4 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 R & B TROYER MINOR SUBDIVISION, for Glen Lehman & Wanda Lehman Husband & Wife

represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 31, 1,370 ft. south of US 20, common address of 57213 CR 31 in Jefferson 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-0451-2023*.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that this request for primary approval of a 1-lot minor subdivision to be known as R & B TROYER MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6.      The meeting was adjourned at            9:19 AM

Respectfully submitted,

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Amber Weiss, Recording Secretary