

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF DECEMBER 2023 AT 9:30 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Plan Commission Chairman, Roger Miller. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Zoning Administrator; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, John Gardner, Roger Miller, Brian Dickerson, Brad Rogers.

Absent: Steve Edwards, Steve Warner, Lori Snyder, Steven Clark.

2. A motion was made and seconded (*Gardner/Dickerson*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of November 2023, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/Dickerson*) 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 2-lot minor subdivision to be known as MILLERS CR 36 MINOR, for Devon Martin & Lucy Martin, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the south side of CR 36, 785 ft west of CR 15, common address of 23150 CR 36 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-0730-2023*.

Charles Buzzard, B. Doriot Associates, P.O. Box 465, New Paris, was present representing the petitioner. Mr. Buzzard requested this petition be tabled until January to give them time to reconfigure the lots.

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

Motion: Action: Table **Moved by** Brad Rogers, **Seconded by** Brian Dickerson that this request for primary approval of a 2-lot minor subdivision to be known as MILLERS CR 36 MINOR be tabled until the January 11th, 2024 Plat Committee Meeting at the request of the petitioner's representative. The motion was carried with a unanimous vote.

5. The application for primary approval of a 1-lot minor subdivision to be known as HOCHSTETLER LONG LANE MINOR, for MDRA Properties LLC represented by B. Doriot & Associates, Inc., on property located on the north side of the easement, 2,905 ft. west of CR 1, 1,305 ft. north of CR 38, common address of 64733 CR 1 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-0731-2023*.

Charles Buzzard, B. Doriot and Associates, P.O. Box 465, New Paris, was present representing the petitioner. He stated that the purpose of the subdivision was to clean up the lot, and there would be no practical change to the condition of the existing lot. He explained that they were cleaning up the irregularities due to the easement access.

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

Motion: Action: Approve **Moved by** Phil Barker, **Seconded by** John Gardner that this request for primary approval of a 1-lot minor subdivision to be known as HOCHSTETLER LONG LANE MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 2-lot minor subdivision to be known as NUNEMAKER LANE, for John Edward Nunemaker, Dorris E. Nunemaker, & Dale E. Nunemaker represented by Abonmarche Consultants, on property located on the northeast corner of CR 40 & CR 15, common address of 22863 CR 40 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-0735-2023*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She stated that the property is owned by a family. She further explained that the brother who resides in the house was given ownership of the property before his sibling went out of town. She added the family is in the process of legally dividing the property into two separate lots, although they have no immediate plans to build a second home. However, the site plan includes the possibility of a future home.

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

Motion: Action: Approve **Moved by** Brad Rogers, **Seconded by** Brian Dickerson that this request for primary approval of a 2-lot minor subdivision to be known as NUNEMAKER LANE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:37 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary