

PLAT MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF JUNE 2023 AT 9:00 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 Chairman, Lori Snyder. 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, Lori Snyder, Steve Clark.

2. A motion was made and seconded (*Warner/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of May 2023, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/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 3-lot minor subdivision to be known as HOCHSTETLER LANE, for Stewart J. Hochstetler & Mary Ruth Hochstetler, Trustees of the Hochstetler Family Revocable Living Trust & Marvin E. Hochstetler, Trustee of the Hochstetler Revocable Living Trust represented by Abonmarche Consultants, on property located on the east side of SR 13, 2,145 ft. north of SR 4, common addresses of 61092 SR 13 & 61120 SR 13 in Clinton 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-0271-2023*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steve Edwards that this request for primary approval of a 3-lot minor subdivision to be known as HOCHSTETLER LANE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 2-lot minor subdivision to be known as CONTENTED ACRES MINOR SUBDIVISION, for Loren A. Yoder & Neoma L. Yoder & David Miller & Joanne Miller represented by Jones, Petrie, Raafinski, on property located on the east side of CR 37, 4,000 ft. south of SR 120, common addresses of 53726 CR 37 & 53800 CR 37 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-0281-2023*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as CONTENTED ACRES 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 MULLETT'S MINOR SUBDIVISION, for Richard L. Yoder & Marilyn Yoder represented by Land & Boundary LLC, on property located on the north side of CR 30, 1,490 ft. east of CR 9, common address of 25743 CR 30 in Harrison 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-0285-2023*.

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 MULLETT'S 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 2-lot minor subdivision to be known as CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, for Showcase Delux Properties, LLC represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the East side of CR 25, 500 ft. south of CR 2, in Washington 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-0287-2023*.

Kerey Defreese, 51205 CR 25, Bristol, came on in remonstrance, and he asked if there would be two homes on the property. Mrs. Snyder stated that was correct, there will be one house per lot. Mr. Defreese also asked if the homes would be site built or manufactured homes. Mr. Dean stated they will likely be site built homes, but the property is eligible for manufactured homes.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Phil Barker that this request for primary approval of a 2-lot minor subdivision to be known as CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION 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 WHISPER TROUT MINOR SUBDIVISION, for Showcase Delux Properties, LLC represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the Southeast corner of CR 2 & CR 25, in Washington 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-0288-2023*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Clark that this request for

primary approval of a 2-lot minor subdivision to be known as WHISPER TROUT MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:11 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary