

PLAT MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF MARCH 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: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Warner, Lori Snyder, Steve Clark.

Absent: Steve Edwards

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

3. A motion was made and seconded (*Warner/Clark*) 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 SCHMUCKER MINOR, for Harold N. Schmucker Jr. & Angelina V. Schmucker, Husband & Wife represented by Niblock Excavating, Inc., on property located on the west side of US 33, 1,145 ft. south of CR 40, common address of 66217 US 33 in Elkhart 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-0048-2023*.

Duane Mast, Niblock, 906 Maple St., Bristol, was present representing the petitioner. He stated he had nothing to add to this petition.

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

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

5. The application for primary approval of a 3-lot minor subdivision to be known as PARKS RIVER RETREAT, for Jeffrey A. Chupp & Janice D. Gural represented by Surveying and Mapping LLC, on property located on the east side of CR 25, 975 ft south of CR 102, common address of 52158 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-0057-2023*.

Chris Marbach, Surveying and Mapping, 3220 Southview Dr., Elkhart, was present representing the petitioner. He stated he agreed with the staff. Mrs. Snyder asked if they were planning on building residences. Mr. Marbach stated they would be building a residences on the middle lot, then the other houses will be on their own individual lots.

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 3-lot minor subdivision to be known as PARKS RIVER RETREAT 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 VAN GUILDER MEADOWS, for Jean M. Van Guilder represented by Govloff-Jordan Surveying and Design Inc., on property located on the west side of CR 25, 855 ft. north of CR 146, in Jackson 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-0056-2023*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark that this request for primary approval of a 2-lot minor subdivision to be known as VAN GUILDER MEADOWS be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 1-lot minor subdivision to be known as WALLACE MINOR, for Marlin Wallace represented by B. Doriot & Associates, Inc., on property located on the east side of SR 15, 1,205 ft. north of CR 18, common address of 57778 SR 15 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-0022-2023*.

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

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

8. The application for primary approval of a 3-lot minor subdivision to be known as ILYANAS WEST MINOR, for Spartin Development LLC and Jeremy Tallman represented by Abonmarche Consultants, on property located on the southwest corner of CR 2 and CR 21, 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-0051-2023*.

Andrea Mill, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She stated she had nothing else to add to the Staff's presentation.

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 3-lot minor subdivision to be known as ILYANAS WEST MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for primary approval of a 3-lot minor subdivision to be known as BELLAS NORTH MINOR, for Spartin Development LLC and Jeremy Tallman represented by Abonmarche Consultants, on property located on the south side of CR 2, 330 ft. east of CR 21, 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-0055-2023*.

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

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

10. The application for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 5 FRANK'S ADDITION, for City of Elkhart, Indiana Acting by and Through its Board of Public Works represented by Abonmarche Consultants, on property located on the south side of CR 16, 750 ft. east of CR 3, common address of 28864 CR 16 in Baugo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0053-2023*.

Mrs. Snyder asked if they are just separating off the easement. Mr. Dean concurred with that statement and restated it was separated for the sanitary sewer.

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 REPLAT OF LOT 5 FRANK'S ADDITION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

11. The application for secondary approval of a 35-lot major subdivision to be known as CHELTON GLEN PHASE TWO, for Emerald Chase Land Development represented by Abonmarche Consultants, on property located on the west side of Bellhurst Dr., 800 ft. south of Chelton Glen Blvd., in Washington Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0061-2023*.

Andrea Mills, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She stated she agreed with staff.

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 secondary approval of a 35-lot major subdivision to be known as CHELTON GLEN PHASE TWO be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:15 AM.

Respectfully submitted,

Amber Weiss, Recording Secretary