

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF JULY 2017 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, Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Mae Kratzer, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steven Edwards, Roger Miller, Jeff Burbrink, Tom Stump, Philip Barker.

2. A motion was made and seconded (*Miller/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8th day of June 2017, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Stump*) 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 two lot minor subdivision to be known as FAIRFIELD MEADOWS, for Ronald E. & M. Jean Hershberger represented by Progressive Engineering, Inc., on property located on the West side of CR 31, 900 ft. South of US 33, common address of 67543 CR 31 in Jackson 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-0382-2017*.

Brad Cramer, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. He stated this is a simple split to allow the property owner to move to the back of the property off the road.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steven Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a two lot minor subdivision to be known as FAIRFIELD MEADOWS be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

5. The application for Primary approval of a three lot minor subdivision to be known as VISTULA CORNERS, for Thomas E. Sipress represented by Progressive Engineering, Inc., on property located on the Southeast corner of CR 35 and Vistula Drive, 800 ft. North of CR 2, common address of 51184 CR 35 in York Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case*

#MI-0409-2017.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a three lot minor subdivision to be known as VISTULA CORNERS be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

6. The application for Primary approval of a one lot minor subdivision to be known as HELMUTH EASH MINOR , for Galen Helmuth represented by B. Doriot & Associates, Inc. , on property located on the East side of CR 29, 600 ft. North of CR 20, in Jefferson Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0422-2017.*

Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing Galen Helmuth. He mentioned the small parcels are being split in half. He continued that the Eash family is living in the back with a family member.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a one lot minor subdivision to be known as HELMUTH EASH MINOR be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

7. The application for Primary approval of a two lot minor subdivision to be known as WYSE MINOR, for James L. Wyse represented by Abonmarche Consultants, on property located on the West side of CR 8, 300 ft. South of CR 10, common address of 54595 CR 8 in York Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0301-2017.*

Mr. Miller questioned drainage problems with the subject property. Ms. Gunden mentioned that she is unaware of any problems, but the surveyor can address that question.

Barry Pharis, Abonmarche Consultants, 1009 S. Ninth, Goshen, was present representing James Wyse. In response to Mr. Miller's question about drainage, he stated it is not an issue. He continued that the petitioner wants to build a new residence. He mentioned that while working with the Planning and Highway Departments, there will be county road access on the East side. It was asked that there is a shared agreement to have a cross easement agreement, and both homes will use the existing single driveway. He continued that there are no intentions for any further development, and that any future desires for a road or curb cuts are not expected.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a two lot minor subdivision to be known as WYSE MINOR be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

8. The application for Secondary approval of a 32 lot major subdivision to be known as SANDY CREEK SECTION TWO, for Niblock Excavating, Inc. represented by Lang, Feeney & Associates, Inc., on property located on the East side of West County Line Rd, ¼ mile North of CR 2, in Cleveland 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-0144-2017*.

Terry Lang, Lang, Feeney & Associates, 715 S. Michigan St, South Bend, was present representing Niblock Excavating, Inc. He stated this is a continuation of a subdivision that was started previously. The lot sizes comply with what was done in Section One. Mr. Burbrink questioned the uneven boundary on the East side. Mr. Lang stated that it runs down the center line of Cobus Creek, the very last lot of the subdivision in the Southeast corner will have ownership along that side.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steven Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Secondary approval of a 32 lot major subdivision to be known as SANDY CREEK SECTION TWO be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

9. The application for Secondary approval of a 48 lot major subdivision to be known as JIMTOWN CROSSING SECTION ONE, for Traco, LLC represented by Lang, Feeney & Associates, Inc., on property located on the South side of CR 20, 1,300 ft. West of CR 1, in Baugo 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-0410-2017*.

Terry Lang, Lang, Feeney & Associates, 715 S Michigan St, South Bend was present representing Traco, LLC. He stated they went through the rezoning and primary processes and met the concerns the residents had. Mr. Lang stated that this first phase of lots will remedy the concern of an access to County Road 20 and for emergency personnel to have alternative entrance to the Dunhill Crossing. This will be tying into Dunhill Crossing and Pine Bluff subdivisions. He continued that the concern for the tie to Mary Don was eliminated due to not meeting County standards. He mentioned that they are currently working with the Highway Department and meeting their needs with the roadway standards.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steven Edwards that the Advisory Plan Commission recommends to the Board of County Commissioners that this request for Secondary approval of a 48 lot major subdivision to be known as JIMTOWN CROSSING SECTION ONE be approved in accordance with the Staff Analysis. The motion was passed with a unanimous vote.

10. The meeting was adjourned at 8:46 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary