

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF OCTOBER 2019 AT 8:45 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, Roger Miller. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Zoning Administrator; Mae Kratzer, Planner; Doug Powers, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Tom Stump, Philip Barker, Steve Warner.

Absent: Steven Edwards, Roger Miller.

2. A motion was made and seconded (*Warner/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of September 2019, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/Warner*) 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 DOSAL 2ND MINOR SUBDIVISION, for Manolo Dosal & MGR Properties, LLC represented by Lang, Feeney & Associates, Inc. , on property located on the Southeast corner of SR 19 & CR 36, common address of 27956 CR 36 in Harrison 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-0464-2019*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 3-lot minor subdivision to be known as DOSAL 2ND MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 2-lot minor subdivision to be known as STEURY/TROYER MINOR SUBDIVISION, for Douglas V. Steury & Luann Steury, and their successors represented by Abonmarche Consultants, on property located on the South side of CR 142, 2,500 ft. East of CR 21, common address of 19728 CR 142 in Jackson Township, zoned R-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0636-2019*.

Crystal Welsh, Abonmarche Consultants, 1009 S. Ninth St., Goshen, was present representing the petitioner. She stated that this is a request for a residential one lot subdivision.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as STEURY/TROYER MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 1-lot minor subdivision to be known as FARMHOUSE AT 52, for Farmhouse at 52, LLC represented by John Kimpel & Associates, Inc., on property located on the Southeast corner of CR 52 & CR 3, common address of 28854 CR 52 in Locke Township, zoned R-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0638-2019*.

Will Greene, John Kimpel & Associates, Inc., 902 S. 325 E., Warsaw, was present as the petitioner. He stated that this will no longer be used as a wedding venue. He added that it will be used for residential use. Mr. Barker questioned what the strip of land going down to Berlin Court Ditch will be used for. Mr. Greene stated that if they needed to access that ditch they would be able to. Mr. Barker stated that he would need to acquire a permit for that if it becomes necessary.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1-lot minor subdivision to be known as FARMHOUSE AT 52 be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 1-lot minor subdivision to be known as CHELTONS RESORT MINOR, for Conway L. Hershberger represented by Progressive Engineering, Inc., on property located on the West side of CR 19, 2,000 ft. South of CR 6, common address of 53351 CR 19 in Washington Township, zoned A-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0639-2019*.

Brad Cramer, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. Mr. Barker questioned what the intention is for the three acres to the South. Mr. Cramer said that it is unknown due to a new buyer.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 1-lot minor subdivision to be known as CHELTONS RESORT MINOR be approved in accordance with the Staff Analysis.

8. The application for Primary approval of a 2-lot minor subdivision to be known as COUNTY ROAD 12 MINOR SUBDIVISION, for Paul Shannon Revocable Trust represented by Progressive Engineering, Inc., on property located on the East side of the access easement, South of CR 12, 40 ft. East of CR 1, common address of 30244 CR 12 in Cleveland Township, zoned M-2, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0642-2019*.

Brad Cramer, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. He stated that there will not be any new buildings or drive ways. When Mr. Stump questioned if they are splitting the lot with the two buildings, Mr. Cramer responded yes with shared access.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as COUNTY ROAD 12 MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

9. The application for Primary approval of a 2-lot minor subdivision to be known as CHRISTNER RIVERVIEW, for David A. Edlund & Et Al Ten In Com(Edward & Alice Life Est) and Donald & Dawn M. Mcquarie represented by Progressive Engineering, Inc., on property located on the South off of CR 40, South of Violet Rd., 1,575 ft. West of SR 15, common address of 19288-2 CR 40 in Elkhart Township, zoned R-1, was presented at this time.

Doug Powers presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0643-2019*.

Brad Cramer, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. He stated that they are family and are trying to reconfigure the property lines.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a 2-lot minor subdivision to be known as CHRISTNER RIVERVIEW be approved in accordance with the Staff Analysis.

10. The meeting was adjourned at 9:00 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary