

# AGENDA

## ELKHART COUNTY PLAT COMMITTEE

March 9, 2023  
9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> STREET, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of February 2023.

Acceptance of the Elkhart County Zoning Ordinance, Elkhart County Subdivision Control Ordinance, and Staff Report materials as evidence for today's hearings.

### **PRIMARY APPROVALS**

**9:00 A.M.**

- A. Petitioner: Harold N. Schmucker Jr. & Angelina V. Schmucker, **(page 1)**  
Husband & Wife  
represented by Niblock Excavating, Inc.  
Petition: for primary approval of a 1-lot minor subdivision to be known as **SCHMUCKER MINOR.**  
Location: west side of US 33, 1,145 ft. south of CR 40, common address of 66217 US 33 in Elkhart Township. *(MI-0048-2023)*
- B. Petitioner: Jeffrey A. Chupp & Janice D. Gural **(page 2)**  
represented by Surveying and Mapping LLC  
Petition: for primary approval of a 3-lot minor subdivision to be known as **PARKS RIVER RETREAT.**  
Location: east side of CR 25, 975 ft south of CR 102, common address of 52158 CR 25 in Washington Township. *(MI-0057-2023)*
- C. Petitioner: Jean M. Van Guilder **(page 3)**  
represented by Govloff-Jordan Surveying and Design Inc.  
Petition: for primary approval of a 2-lot minor subdivision to be known as **VAN GUILDER MEADOWS.**  
Location: west side of CR 25, 855 ft. north of CR 146, in Jackson Township. *(MI-0056-2023)*

- D. Petitioner: Marlin Wallace (page 4)  
 represented by B. Doriot & Associates, Inc.  
 Petition: for primary approval of a 1-lot minor subdivision to be known as **WALLACE MINOR**.  
 Location: east side of SR 15, 1,205 ft. north of CR 18, common address of 57778 SR 15 in Jefferson Township. (MI-0022-2023)
- E. Petitioner: Spartin Development LLC and Jeremy Tallman (page 5)  
 represented by Abonmarche Consultants  
 Petition: for primary approval of a 3-lot minor subdivision to be known as **ILYANAS WEST MINOR**.  
 Location: southwest corner of CR 2 and CR 21, in Washington Township. (MI-0051-2023)
- F. Petitioner: Spartin Development LLC and Jeremy Tallman (page 6)  
 represented by Abonmarche Consultants  
 Petition: for primary approval of a 3-lot minor subdivision to be known as **BELLAS NORTH MINOR**.  
 Location: south side of CR 2, 330 ft. east of CR 21, in Washington Township. (MI-0055-2023)
- G. Petitioner: City of Elkhart, Indiana (page 7)  
 Acting by and Through its Board of Public Works  
 represented by Abonmarche Consultants  
 Petition: for primary approval of a 2-lot minor subdivision to be known as **REPLAT OF LOT 5 FRANK'S ADDITION**.  
 Location: south side of CR 16, 750 ft. east of CR 3, common address of 28864 CR 16 in Baugo Township. (MI-0053-2023)

**SECONDARY APPROVALS**

- H. Petitioner: Emerald Chase Land Development (page 8)  
 represented by Abonmarche Consultants  
 Petition: for secondary approval of a 35-lot major subdivision to be known as **CHELTON GLEN PHASE TWO**.  
 Location: west side of Bellhurst Dr., 800 ft. south of Chelton Glen Blvd., in Washington Township. (MA-0061-2023)

The Elkhart County Plat Committee is meeting on Thursday March 9, 2023, at **9:00 am** in Rooms 104, 106 & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on March 9, 2023 If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.

<https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=me49879b63106858c7c77adf3968bb0b2>