

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF NOVEMBER 2020 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 Chairman, Steven Edwards. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

Absent: Lori Snyder.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8th day of October 2020, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) 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 2-lot minor subdivision to be known as **CHANNEL OF BLESSING**, for Heidi Johnson, represented by Progressive Engineering, Inc., on property located on the southeast corner of CR 25 and CR 48, common address of 70150 CR 25 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-0793-2020*.

The Board examined said request, and after due consideration and deliberation: **Motion:** **Action:** Approve, **Moved by** Steven Edwards, **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 CHANNEL OF BLESSING be approved in accordance with the Staff Analysis.

5. The application for primary approval of a 1-lot minor subdivision to be known as **CRYSTAL MEADOWS**, for Mark Troyer, represented by Progressive Engineering, Inc., on property located on the west side of SR 13, 800 ft. north of CR 12, common address of 54865 SR 13 in York 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-0795-2020*.

The Board examined said request, and after due consideration and deliberation: **Motion:** **Action:** Approve, **Moved by** Philip Barker, **Seconded by** Tom Stump 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 CRYSTAL MEADOWS be approved in

accordance with the Staff Analysis.

6. The application for primary approval of a 1-lot minor subdivision to be known as ***ALLARD'S LITTLE ELKHART RIVER MINOR SUBDIVISION***, for Ralph L. Frauhofer & Steve Frauhofer, represented by Abonmarche Consultants, on property located on the northeast side of CR 8, 460 ft. southeast of CR 35, in York 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-0798-2020*.

 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 1-lot minor subdivision to be known as ALLARD'S LITTLE ELKHART RIVER MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

7. The application for primary approval of a 1-lot minor subdivision to be known as ***GLASSBURN MINOR SUBDIVISION***, for Stephen A. & Marilyn K. Glassburn Trust, represented by Abonmarche Consultants, on property located on the north side of CR 131, 250 ft. west of CR 33, common address of 55495 CR 131 in Middlebury 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-0799-2020*.

 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 1-lot minor subdivision to be known as GLASSBURN MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

8. The application for primary approval of a 2-lot minor subdivision to be known as ***D & N LEHMAN SUBDIVISION***, for Devon & Neda Fern Lehman, represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 27, 1,300 ft. north of CR 126, common address of 60270 CR 27 in Jefferson 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-0796-2020*.

 The Board examined said request, and after due consideration and deliberation: **Motion: Action:** Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards 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 D & N LEHMAN SUBDIVISION be approved in accordance with the Staff Analysis.

9. The meeting was adjourned at 8:37 a.m.

Respectfully submitted,

Ilona Roberts, Recording Secretary