

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF DECEMBER 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; Mae Kratzer, Planner; Matt Shively, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

Absent: Steven Edwards.

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 9th day of November 2017, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/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 ROMAN MINOR SUBDIVISION, for Roman & Barbara Miller represented by B. Doriot & Associates, Inc., on property located on the West side of CR 100, 1,335 ft. North of US 6, common address of 72159 CR 100 in Locke 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-0788-2017.

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 two lot minor subdivision to be known as ROMAN MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a one lot minor subdivision to be known as ESLINGER HOMESTEAD, for Bob R. & Maria T. Sites represented by Hand To Plow Surveying, on property located on the East side of CR 117, 3,164 ft. South of CR 18, 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-0849-2017.

David Eslinger, 58180 Sommerset Place Blvd, Goshen was present. He stated that he was going to be purchasing the lot from Robert Sites. He explained that Robert Sites was going to sell his property, however, he decided to sell the 2.4 acre subject property.

Mr. Barker questioned the drawing that is showing a 20 foot Right-of-Way dedication. He added that he believed it should be a 40 foot Right-of-Way dedication for a Minor Subdivision. Mr. Stump questioned how that gets accomplished. Mr. Barker responded stating that it can be done on the secondary. Mr. Kolbus stated that the Board needs to make that a condition of the Primary.

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 one lot minor subdivision to be known as ESLINGER HOMESTEAD be approved in accordance with the Staff Analysis with the following condition imposed:

1. The Elkhart County Advisory Board of Plan Commission approved the petition as presented with the exception of adding an additional 20 foot of Right-of-Way dedication.

The motion was passed with a unanimous vote.

6. The application for Primary approval of a one lot minor subdivision to be known as HABITAT COUNTY ROAD NO. 8 MINOR SUBDIVISION, for Habitat for Humanity of Elkhart County, Inc. represented by Abonmarche Consultants, on property located on the South side of CR 8, 3,500 ft. East of CR 17, in Washington 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-0866-2017*.

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 HABITAT COUNTY ROAD NO. 8 MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a one lot minor subdivision to be known as SMAKA MAPLE STREET MINOR SUBDIVISION, for Karen S. & Jeffrey K. Smaka represented by Marbach, Brady & Weaver, Inc., on property located on the East side of CR 23, 885 ft. South of Industrial Dr., common address of 18467 CR 10 in Washington Township, zoned A-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0870-2017*.

Mr. Miller questioned the reasoning for separating that portion of the property. Mr. Shively responded that the rest of the property was rezoned to manufacturing. Mr. Burbrink questioned if they are going to build a residence on the subject property. Mr. Shively explained that there is an existing residence on the property.

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 SMAKA MAPLE STREET MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

8. The application for Primary approval of a two lot minor subdivision to be known as NIBLOCK MINOR SUBDIVISION, for Charla L. Niblock represented by Marbach, Brady & Weaver, Inc., on property located on the East side of CR 25, 2,300 ft. North of CR 2, common address of 50674 CR 25 in Washington Township, zoned A-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0871-2017*.

Mr. Miller stated that it is on a hill, and drainage should not be a problem.

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 two lot minor subdivision to be known as NIBLOCK MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

9. The application for Primary approval of a one lot minor subdivision to be known as WILKEY MINOR SUBDIVISION, for Steven D. & Nancy L. Wilkey (Sellers) and Benjamin & Aimee Wilkey (Buyers) represented by Marbach, Brady & Weaver, Inc., on property located on the South side of CR 2, 700 ft. East of Blackhawk Dr., in Cleveland 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-0872-2017*.

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 one lot minor subdivision to be known as WILKEY MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

10. The application for Primary approval of a two lot minor subdivision to be known as DOSAL MINOR, for Manolo & Kathryn J. Dosal represented by Abonmarche Consultants, on property located on the East side of SR 19, 450 ft. South of CR 36, common address of 64084 SR 19 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-0873-2017*.

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 DOSAL MINOR be approved in accordance with the Staff Analysis.

11. The application for Secondary approval of a 34 lot major subdivision to be known as KENNEDY MANOR FOURTH, for Emerald Chase Land Dev. represented by Progressive Engineering, Inc., on property located on the North side of US 20 Bypass, 2,533 ft. West of CR 17,

in Concord Township, zoned A-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #MA-0846-2017*.

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 Secondary approval of a 34 lot major subdivision to be known as KENNEDY MANOR FOURTH be approved in accordance with the Staff Analysis.

12. The meeting was adjourned at 8:45 a.m.

Respectfully submitted,

Kristi Shaffer, Recording Secretary