

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF FEBRUARY 2024 AT 9:00 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Adam Coleson, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark.

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 11th day of January 2024, 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 1-lot minor subdivision to be known as BRISTOL AVENUE LIFT STATION MINOR SUBDIVISION, for Middlebury Church of the Brethren Northern Indiana represented by Abonmarche Consultants, on property located on the west side of Bristol Ave. (CR 8), 515 ft. north of CR 14, common address of 505 Bristol Ave. in Middlebury Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0004-2024*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steve Warner that this request for primary approval of a 1-lot minor subdivision to be known as BRISTOL AVENUE LIFT STATION MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 1-lot minor subdivision to be known as HARDWOODS LIFT STATION MINOR SUBDIVISION, for Town of Middlebury represented by Abonmarche Consultants, on property located on the west side of S. Main St., 2,500 ft. south of US 20, in Middlebury Township, zoned M-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0005-2024*.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that this request for primary approval of a 1-lot minor subdivision to be known as HARDWOODS LIFT STATION MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 1-lot minor subdivision to be known as MERLE & YVONNE MULLET ACRES, for Yvonne & Merle Mullet represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 35, 2,700 ft. south of US 20, common address of 57520 CR 35 in Middlebury Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0006-2024*.

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as MERLE & YVONNE MULLET ACRES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as LEDERMAN SUBDIVISION, for Joel Lederman, Annerose Lederman, Kenyon Lederman, & Darcy Lederman (Buyers) Thomas O. & Janet Zimmerman (Sellers) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 33, 1,765 ft. south of CR 108, common address of 54326 CR 33 in York Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0007-2024*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as LEDERMAN SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 1-lot minor subdivision to be known as PROUGH MINOR , for Donald Prough & Colleen Prough, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 27, 500 ft. north of CR 24, in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0008-2024*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steven Clark that this request for primary approval of a 1-lot minor subdivision to be known as PROUGH MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 9:07 AM

Respectfully submitted,

Amber Weiss, Recording Secretary