

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF MAY 2023 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, Lori Snyder. 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 (*Warner/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of April 2023, 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 QAVAH THE LORD'S ACRES, for Thomas & Kirsten Swanson represented by Land & Boundary LLC, on property located on the south side of CR 30, 1,950 ft. west of CR 15, common address of 23406 CR 30 in Harrison 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-0188-2023*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as QAVAH THE LORD'S ACRES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 2-lot minor subdivision to be known as YODER'S COUNTY ROAD 40 MINOR SUBDIVISION, for Myron R. & Sheila S. Yoder represented by Land & Boundary LLC, on property located on the south side of CR 40, 1,635 ft. west of CR 21, common address of 20346 CR 40 in Elkhart 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-0189-2023*.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Steve Clark that this request for primary approval of a 2-lot minor subdivision to be known as YODER'S COUNTY ROAD 40 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 E & A YODER MINOR SUBDIVISION, for E & A Yoder Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 37, 3,005 ft. south of CR 20, , common address of 59519 CR 37 in Middlebury Township, zoned A-1, was presented at this time.

 Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0198-2023*.

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

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

The meeting was adjourned at 9:20 AM

Respectfully submitted,

Amber Weiss, Recording Secretary