

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 10TH DAY OF FEBRUARY 2022 AT 9:00 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> 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: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present: Tom Stump, Lori Snyder, Steve Warner, Steve Edwards.**

**Absent: Phil Barker.**

2. A motion was made and seconded (*Edwards/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of January 2022, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/Edwards*) 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 CRUISE COUNTY RD 4 SUBDIVISION, for HC LLC represented by Surveying And Mapping LLC, on property located on the south side of CR 4, 925 ft. east of CR 29, in York Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0001-2022*.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Tom Stump that this request for primary approval of a 2-lot minor subdivision to be known as CRUISE COUNTY RD 4 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 2-lot minor subdivision to be known as MARTIN'S COUNTRY ROAD 26 MINOR SUBDIVISION, for Robert E. Martin represented by Lang, Feeney & Associates, Inc. the property located on the north side of CR 26, 875 ft. east of CR 21, in Jefferson Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0977-2021*.

Mrs. Snyder questioned the easement on the plat.

Terry Lang, Lang Feeney Whiteman Group came on to explain the configuration. He noted the owner was recently declared legally blind and a family member wants to take care of him. He

noted it will not have an easement, they will own the property.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Tom Stump that this request for primary approval of a 2-lot minor subdivision to be known as MARTIN'S COUNTRY ROAD 26 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 2-lot minor subdivision to be known as FROM THE RAFTERS, for Patrick M. Rafter & Lauren E. Rafter, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the east side of CR 3, 1,045 ft. north of CR 2, in Cleveland Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0958-2021*.

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

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

7. The application for primary approval of a 1-lot minor subdivision to be known as SNAVELY CR 50 MINOR, for Michael W. Snavely Sr. & Charlene A. Snavely Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the south side of CR 50, 1,040 ft. west of CR 43, in Benton Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0972-2021*.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as SNAVELY CR 50 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 2-lot minor subdivision to be known as LOIS LANE, for Lois E. Martin Trustee of the Lois E. Martin Trust represented by B. Doriot & Associates, Inc. on property located on the west side of CR 13, 2,500 ft. south of CR 44, in Union Township, zoned A-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0973-2021*.

Mrs. Snyder clarified the proposed lot boundaries.

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

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

9.      The application for secondary approval of a 33-lot major subdivision to be known as WOODFIELD TRACE, for Spartin Development LLC represented by Abonmarche Consultants , on property located on the east end of Bernice Dr., 490 ft. south east of CR 3, in Baugo Township, zoned A-1, was presented at this time.

        Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0004-2022*.

        Mrs. Snyder noted lots for housing are needed in the county.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Steve Edwards that this request for secondary approval of a 33-lot major subdivision to be known as WOODFIELD TRACE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10.      The meeting was adjourned at 9:11 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary