

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 10TH DAY OF MARCH 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; Mae Kratzer, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

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

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 10th day of February 2021, 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 **SANDOVAL'S COUNTY ROAD 104 MINOR SUBDIVISION**, for Martha E. Sandoval represented by Lang Feeney & Associates, Inc., on property located on the north side of CR 104, 490 ft. east of CR 15, in Osolo 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-0069-2022*.

Terry Lang, Lang Feeney Whiteman Group, 715 S. Michigan St. South Bend, was present representing the petitioner. He explained they are taking the lot and replatting it for a single family residence.

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

**Motion: Action: Approve, Moved by Phil Barker, Seconded by Steve Warner** that this request for primary approval of a 1-lot minor subdivision to be known as **SANDOVAL'S COUNTY ROAD 104 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 **BOUNTIFUL HARVEST 2**, for Palmate Farm, LLC represented by Abonmarche Consultants, on property located on the east side of CR 27 2,630 ft. north of CR 24, common address of 59140 CR 27 in Jefferson Township, zoned A-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0077-2022*.

Crystal Welsh, Abonmarche, 303 River Race Dr. Goshen, was present representing the

petitioner. She explained the intent of this property is for the owners' children to build homes.

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 **BOUNTIFUL HARVEST 2** 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 **HI-VIEW ACRES**, for Donald R. Lechlitner & Teresa R. Lechlitner represented by Abonmarche Consultants, on property located on the north side of CR 20, 1,850 ft. east of CR 27, common address of 17425 CR 20 in Jefferson Township, zoned A-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0078-2022*.

Crystal Welsh, Abonmarche, 303 River Race Dr. Goshen, was present representing the petitioner. She explained that this is for a family split for family to stay in town.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as **HI-VIEW 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 **GINGERICH SUBDIVISION**, for Jane A. Detwiler represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 29, 500 ft. north of CR 18, common address of 57897 CR 29 in Jefferson Township, zoned A-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0079-2022*.

Ronnie Justice, Advanced Land Surveying, 1840 West Lincoln Ave. Goshen, was present representing the petitioner. He explained that this is a 2-lot minor, lot 1 is for a proposed new home. He continued to say lot 2 will have the house and driveway removed once the current occupant passes.

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

**Motion: Action:** Approve, **Moved by** Phil Barker, **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as **GINGERICH 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 **ROHRER MINOR**, for JR Rohrer & Marilyn Rohrer represented by Niblock Excavating, Inc., on property located on the north side of CR 32, 780 ft. east of CR 9, common address of 25815 CR 32 in Harrison 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-0080-2022*.

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 **ROHRER MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9.      The meeting was adjourned at 9:09 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary