

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF JULY 2022 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: 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: Tom Stump, Steve Warner, Phil Barker.

Absent: Lori Snyder, Steve Edwards.

2. A motion was made and seconded (*Barker/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of June 2022, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/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 1-lot minor subdivision to be known as ROHRER TRUST MINOR SUBDIVISION, for Chad A. Rohrer Trustee of Chad A. Rohrer Trust represented by Surveying And Mapping LLC, on property located on the north side of Jackson Blvd. (SR 120), 60 ft. west of CR 15, common address of 4048 E. Jackson Blvd. in Concord Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0452-2022*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Tom Stump that this request for primary approval of a 1-lot minor subdivision to be known as ROHRER TRUST 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 2-lot minor subdivision to be known as FUNDERBURK MINOR, for Jessie Funderburk represented by Abonmarche Consultants, on property located on the north side of CR 118, 2,070 ft. east of CR 1, common address of 29597 CR 118 in Baugo 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-0455-2022*.

Steve Warner questioned the access and the road easement for this property.

Crystal Welsh, 303 River Race Dr., Goshen, Abonmarche Consultants, Inc. was present

representing the petitioner, and stated that Mr. Funderburk owned the current property and wanted to subdivide so he could build a house in the future. She went on to say there will be conditions in the purchase agreement for the access easement.

Phil Barker stated they should consider making that apart of the plat as well.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Tom Stump that this request for primary approval of a 2-lot minor subdivision to be known as FUNDERBURK MINOR 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 LJ BUILDERS MINOR, for LJ Builders represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 1, 325 ft. north of CR 12, common address of 54898 CR 1 in Cleveland 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-0460-2022*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Tom Stump that this request for primary approval of a 1-lot minor subdivision to be known as LJ BUILDERS MINOR 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 FAIRVIEW SUBDIVISION, for Timothy C. Miller & Tiffany N. Miller represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 34, 3435 ft. west of CR 29, common address of 17387 CR 34 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-0461-2022*.

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

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

The meeting was adjourned at 9:06 AM

Respectfully submitted,

Amber Weiss, Recording Secretary