

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF NOVEMBER 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: Lori Snyder, Steve Edwards, Phil Barker, Steve Clark.

Absent: Steve Warner.

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 13th day of October 2022, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/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 BECHTEL'S US 33 MINOR SUBDIVISION, for Kyle Bechtel represented by Land & Boundary LLC, on property located on the northeast side of US 33, 865 ft. west of CR 31, common address of 67330 US 33 in Jackson Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0766-2022*.

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 2-lot minor subdivision to be known as BECHTEL'S US 33 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 BURSON MINOR SUBDIVISION, for Robert Burson represented by Jones Petrie Rafinski, on property located on the east side of River Launch Ct., 440 ft. north of SR 120, east of CR 17, common address of 21835 SR 120 in Washington Township, zoned B-2, R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0769-2022*.

Lori Snyder asked if the new lot 2 would be for a residence. Danny Dean stated he would prefer the representative speak.

Kenneth Jones Jr., JPR, 325 S. Lafayette Blvd., South Bend, pointed out the future access on lot 2; it's more than likely that they will use the public right of way on River Launch Ct. because

it is adjacent to the property. He went on to say that there is an old recorded easement that runs out to State Road 120. Mrs. Snyder asked if that was the road that runs adjacent to the dentist. Mr. Jones stated that was correct. He also went on to say that this plat doesn't make that go away or extinguish that. Mr. Jones stated they could potential gain access at that point.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as BURSON 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 3-lot minor subdivision to be known as BRISTOL DELUXE MINOR SUBDIVISION, for Conway Hershberger represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 2, 360 ft. east of CR 123, in Washington 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-0771-2022*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Clark that this request for primary approval of a 3-lot minor subdivision to be known as BRISTOL DELUXE MINOR SUBDIVISION 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 SECOND REPLAT OF LOTS 20,21 AND 22 BELL'S NORTH SHORE PLACE AT SIMONTON LAKE, for Abdalla R. Saleh & Cami L. Saleh, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of North Shore Dr., 1,255 ft. east of SR 19 (Cassopolis St.), common address of 51174 North Shore Dr. in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0770-2022*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Phil Barker that this request for primary approval of a 2- lot minor subdivision to be known as SECOND REPLAT OF LOTS 20,21 AND 22 BELL'S NORTH SHORE PLACE AT SIMONTON LAKE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:10 AM

Respectfully submitted,

Amber Weiss, Recording Secretary