

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 11TH DAY OF FEBRUARY 2021 AT 8:30 A.M. IN THE**  
**MEETING ROOM OF THE DEPARTMENT OF PUBLIC SERVICES BUILDING**  
**4230 ELKHART ROAD, 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; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Steven Edwards, Steven Warner, Tom Stump, Philip Barker, Lori Snyder.

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 14th day of January 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/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 **G & C YODER MINOR SUBDIVISION**, for Gary Yoder & Carolyn Yoder represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 35, 1,650 ft. north of CR 14, common address of 55699 CR 35 in Middlebury 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-0002-2021*.

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

**Motion: Action:** Approve, **Moved by** Edwards, **Seconded by** Stump that this request for Primary approval of a 1-lot minor subdivision to be known as **G & C YODER MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

5. The application for Primary approval of a 2-lot minor subdivision to be known as **REPLAT OF LOT 3 IN OPULENCE MINOR SUBDIVISION**, for DMJ LLC represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the southeast side of Orpha Dr., 780 ft. north of US 20, in Middlebury 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-0003-2021*.

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

**Motion: Action:** Approve, **Moved by** Warner, **Seconded by** Barker that this request for Primary approval of a 2-lot minor subdivision to be known as **REPLAT OF LOT 3 IN OPULENCE MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

6. The application for Primary approval of a 2-lot minor subdivision to be known as **YODER & YODER MINOR**, for Ryan D. Yoder & Karen O. Yoder, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 37, 590 ft. north of CR 30, in Clinton 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-0004-2021*.

Lori Snyder asked if there will be an easement that will be dedicated to this subdivision.

Ronnie Justice, Advance Land Surveying of Northern Indiana, Inc., 17120 CR 46, New Paris, was present representing the petitioner. He responded to Mrs. Snyder's question and stated that there will be an easement going up the west side.

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

**Motion: Action:** Approve, **Moved by** Edwards, **Seconded by** Warner that this request for Primary approval of a 2-lot minor subdivision to be known as **YODER & YODER MINOR** be approved in accordance with the Staff Analysis.

7. The application for Primary approval of a 1-lot minor subdivision to be known as **PEREZ MINOR SUBDIVISION**, for Antonio Perez represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of US 6, 3,400 ft. west of SR 15, common address of 20566 US 6, in Jackson 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-1003-2020*.

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

**Motion: Action:** Approve, **Moved by** Barker, **Seconded by** Edwards that this request for Primary approval of a 1-lot minor subdivision to be known as **PEREZ MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

8. The application for Primary approval of a 2-lot minor subdivision to be known as **MOSES MINOR SUBDIVISION**, for David E. Moses (Deceased) & Brenda S. Moses, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 8 & north side of CR 108, 3,260 ft. west of CR 131, in York 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-0001-2021*.

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

**Motion: Action:** Approve, **Moved by** Edwards, **Seconded by** Warner that this request for Primary approval of a 2-lot minor subdivision to be known as **MOSES MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

9. The application for Primary approval of a 2-lot minor subdivision to be known as **BAUGO BAYOU**, for Gregory L. Thompson & Lisa Thompson & Hazel A. Walters, Revocable Trust represented by Progressive Engineering Inc., on property located on the east side of CR 3, 1,100 ft.

north of CR 22, common address of 59020 CR 3 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-0007-2021*.

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

**Motion: Action:** Approve, **Moved by** Warner, **Seconded by** Edwards that this request for Primary approval of a 2-lot minor subdivision to be known as **BAUGO BAYOU** be approved in accordance with the Staff Analysis.

10. The application for Primary approval of a 1-lot minor subdivision to be known as **COLLIERVILLE**, for Cody Collier represented by Progressive Engineering Inc., on property located on the south side of W. Waterford St. (CR 40), 960 ft. west of Washington St., common address of 413 W. Waterford St. in Olive 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-0009-2021*.

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

**Motion: Action:** Approve, **Moved by** Barker, **Seconded by** Stump that this request for Primary approval of a 1-lot minor subdivision to be known as **COLLIERVILLE** be approved in accordance with the Staff Analysis.

11. The application for Primary approval of a 2-lot minor subdivision to be known as **ISLE OF TREES**, for Richard L. Johnson & Janet Johnson represented by Progressive Engineering Inc., on property located on the east side of Walnut, 310 ft. north of CR 46, common address of 68462 Walnut St. in Jackson Township, zoned R-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0010-2021*.

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

**Motion: Action:** Approve, **Moved by** Warner, **Seconded by** Stump that this request for Primary approval of a 2-lot minor subdivision to be known as **ISLE OF TREES** be approved in accordance with the Staff Analysis.

12. The meeting was adjourned at 8:44 A.M.

Respectfully submitted,

---

Ilon Roberts, Recording Secretary