

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF MAY 13, 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; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

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 8th day of April 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Stump/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 REPLAT OF HERITAGE LANE, for Susan Marie Haney represented by Progressive Engineering Inc., on property located on the north side of CR 46, 1,800 ft. west of CR 25, common address of 18561 CR 46 in Jackson Township, zoned A-1, GPUD R-4, & GPUD B-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0273-2021*.

Mr. Barker questioned if the access easement ends at the north line of lot 2A, because it looks like there might be a dotted line there.

Brad Cramer from Progressive Engineering was present. Mr. Barker explained the easement runs north along CR 46 and the east property line of lot 2A. Mr. Cramer responded yes, it ends north of the line of lot 2A.

****It should be noted that Steve Warner arrived at this time****

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Phil Barker that this request for primary approval of a 2-lot minor subdivision to be known as REPLAT OF HERITAGE LANE be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

Yes: Steve Edwards, Lori Snyder, Tom Stump, Phil Barker.

Abstain: Steve Warner.

5. The application for primary approval of a 2-lot minor subdivision to be known as DIENER MINOR SUBDIVISION, for Ira Diener & Esther Diener represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 29, 1,600 ft. south of CR 146, common address of 69794 CR 29 in Jackson 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-0282-2021*.

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

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

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

6. The application for primary approval of a 2-lot minor subdivision to be known as J & K JACKSON MINOR SUBDIVISION, for Jeremy & Kelly Jackson represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 38, 2,500 ft. east of CR 31, common address of 15537 CR 38 in Clinton 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-0283-2021*.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Phil Barker that this request for primary approval of a 2-lot minor subdivision to be known as J & K JACKSON MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

7. The application for primary approval of a 1-lot minor subdivision to be known as TROYER 1 LOT MINOR SUBDIVISION, for Anthony D. Troyer & Lauren A. Troyer, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west end of Forestview Ave., 1,100 ft. west of CR 113, south of US 33, in Concord Township, zoned R-1, was presented at this time.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0284-2021*.

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 1-lot minor subdivision to be known as TROYER 1 LOT MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

8. The application for primary approval of a 1-lot minor subdivision to be known as GONGWER COUNTY ROAD 3 MINOR SUBDIVISION, for Wayne Lamar & Doris Joann Gongwer Trustees

represented by Lang, Feeney, & Associates, Inc., on property located on the east side of CR 3, 2,532 ft. south of CR 28, in Olive 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-0287-2021*.

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 1-lot minor subdivision to be known as GONGWER COUNTY ROAD 3 MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

9. The application for secondary approval of an 18-lot major subdivision to be known as FALCONS NEST AT BARRINGTON, SECTION 3B, for Falcons Nest Development LLC represented by Innovative Communities, on property located on the west side of CR 25, 1,750 ft. north of CR 46, common address of 68178 Krestrel Ln in Jackson Township, zoned DPUD R-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0277-2021*.

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 secondary approval of an 18-lot major subdivision to be known as FALCONS NEST AT BARRINGTON, SECTION 3B be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

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

10. The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Laura Gilbert, Recording Secretary

Amber Weiss, Recording Secretary