

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF AUGUST 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: Phil Barker, Steve Warner, Lori Snyder, Tom Stump.

2. A motion was made and seconded (*Barker/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8th day of July 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/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 a primary approval of a 2-lot minor subdivision to be known as **BELLA VISTA MINOR SUBDIVISION**, for Michael Vansickle represented by Marbach, Brady, & Weaver, Inc. , on property located on the east side of CR 1 (Shore Ave.), 420 ft. north of CR 16 (Indiana Ave.), in Baugo Township, zoned R-1, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0561-2021*.

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 a primary approval of a 2-lot minor subdivision to be known as **BELLA VISTA 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 **LEGACY ASSESTS MINOR SUBDIVISION**, for Artisan Investment Group represented by Advanced Land surveying of Northern Indiana, Inc., on property located on the east side of SR 13 (Main St.), 700 ft. south of CR 14 (14th Ave.), common address of 422 N. Main St. in Middlebury Township, zoned M-2, was presented at this time.

Mrs. Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0564-2021*.

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 **LEGACY ASSESTS MINOR SUBDIVISON** 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 **GI BONTRAGER MINOR SUBDIVISION**, for Darren L. Eby & Christine R. Eby, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 131, 850 ft. south of SR 120, common address of 53133 CR 131 in York 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-0565-2021*.

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 **GI BONTRAGER 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 **OLD GOSHEN TO LAGRANGE CENTER ROAD MINOR**, for Norman Ray & Karen Sue Mast Trustees of the Mast Family Revocable Living Trust represented by B. Doriot & Associates, Inc., on property located on the south side of SR 4, 2,445 ft. east of CR 35, common address of 13542 SR 4 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-0570-2021*.

Mrs. Snyder questioned access, and Mr. Doriot explained they will be using the existing drive.

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 **OLD GOSHEN TO LAGRANGE CENTER ROAD MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for approval of a deed of dedication plat for a right of way to be known as **Lakota Lane**, for GGT Real Estates Inc. represented by Jones Petrie Rafinski, on property located 1,575 ft south of the Toll Road, east of Indiana SR 15, common address of 2 Stoutco Dr. in Washington Township, zoned M-1, DPUDM-1, was presented at this time.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0538-2021*.

Mr. Stump asked if this will be a private road. Mr. Auvil responded no. It will be a town

right of way.

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 approval of a deed of dedication plat for a right of way to be known as **Lakota Lane** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 8:42 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary