

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 14TH DAY OF OCTOBER 2021 AT 8:30 A.M. IN THE**  
**MEETING ROOM OF THE DEPARTMENT OF PUBLIC SERVICES BUILDING**  
**117 N. 2<sup>nd</sup> 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:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Tom Stump

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of September 2021, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/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 **HOCHSTETLER-JAYCO MINOR SUBDIVISION**, for Jayco, Inc. John & Denise Hochstetler Trust Agreement represented by Jones Petrie Rafinski, on property located on the north side of CR 20, 2,040 ft. west of CR 37, common address of 13369 CR 20 in Middlebury Township, zoned A-3, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0713-2021*.

Tom Stump asked if the land that reaches over to CR 37, are directly south of the subject property is the soccer fields. Mr. Dean confirmed that the soccer fields are located south of CR 37, and this area is incorporated.

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

**Motion: Action:** Approve, **Moved by** Steve Warner **Seconded by** Steve Edwards that this request for primary approval of a 2-lot minor subdivision to be known as **HOCHSTETLER-JAYCO 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 **TEFFT COUNTY ROAD 22 MINOR SUBDIVISION**, for Micheal T. L. Tefft & Emily R. Tefft Husband & Wife & Stephen F. L. Tefft & Allison L. Tefft, Husband & Wife represented by Lang Feeney & Associates, Inc., on property located on the south side of CR 22, 2,025 ft. south east of CR 3, common address of 28784 CR 22 in Baugo 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-0716-2021*.

Lori Snyder inquired if there will be an easement for access to the rear of the property. Mrs. Kratzer stated they do have road frontage.

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 2-lot minor subdivision to be known as **TEFFT COUNTY ROAD 22 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 2-lot minor subdivision to be known as **PARADISE MINOR SUBDIVISION**, for Kathleen D. Meier, Gary L. Culp & Terry L. Culp represented by Marbach, Brady & Weaver Inc., on property located on the north side of CR 30, 1,750 ft. west of CR 15, common address of 23349 CR 30 in Harrison 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-0731-2021*.

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 2-lot minor subdivision to be known as **PARADISE MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

7. The meeting was adjourned at 8:36 AM

Respectfully submitted,

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Amber Weiss, Recording Secretary