

MINUTES

ELKHART COUNTY BOARD OF COMMISSIONERS MEETING

September 20, 2021

President Suzie Weirick called the meeting to order at 9:00 a.m. in room 104 in the County Administration Building, 117 North Second Street, Goshen, Indiana. The other Board members, Frank Lucchese and Brad Rogers were also present. Others present were Craig Buche, County Attorney; Patricia Pickens, County Auditor; Jeff Taylor, County Administrator and Anita Mock, Executive Assistant.

***This meeting commenced pursuant to public notice under the Indiana open door law and Governor Holcomb's Executive Orders. This meeting was made available for the public and press to attend in person or engage in remote real-time observation and remote electronic participation.

On a motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved the Minutes of the September 7th & September 13th, 2021 meeting and placed them on file.

On a motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved the Allowance of Claims as presented by the County Auditor's office.

BUSINESS ITEMS:

Planning & Development, Mae Kratzer, requested approval of Finis Terra Inc. Terry E. Floyd Seahawk Corporation, represented by McBride Dale Associates, Inc. for a zone map change from GPUD E-3 to B-3, northwest corner of County Road 6 and County Road 17, in Osolo Township. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board closed this public hearing. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved this request.

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Planning & Development, Danny Dean, requested approval of HC LLC, represented by Abonmarche Consultants for a zone map change from A-1 to M-1, north side of County Road 4, 1,900 feet east of County Road 33, in York Township. Abonmarche Representative, Jeff Schafer, spoke in favor of this request. Suzie Weirick opened a

public hearing. Pinnacle Representative, Darcy Chandler, spoke in favor of this request. No other audience members wished to speak on this request. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board closed the public hearing. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved this request.

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Planning & Development, Danny Dean, requested approval of John & Denise Hochstetler Trust Agreement represented by Jones Petrie Rafinski for a zone map change from A-3 to M-1 & A-1, north side of County Road 20, 2,000 feet west of County Road 37, common address of 13369 County Road 46, in Middlebury Township. Jones Petrie Rafinski Representative, Ken Jones, spoke in favor of the request. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board closed the public hearing. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved this request.

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Planning & Development Zoning Administrator, Jason Auvil, requested approval of Wyland LLC, represented by Progressive Engineering, Inc. for an amendment to an existing DPUD M-1 known as **R & S LAND MANAGEMENT** to be known as **WYLAND MARINE DPUD** to allow for a new storage building, west side of the easement, north of US Highway 33, 2,000 feet west of County Road 3, in Baugo Township. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board closed the public hearing. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved this request.

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Planning & Development Zoning Administrator, Jason Auvil, requested approval of Almac-Sotobeer, Inc. for an amendment to an existing DPUD E-3 known as **ELKHART EAST AREA D PHASE 1 AMENDMENT** to allow for an addition to an existing building, north side of Elkhart East Blvd., 500 feet of Discovery Drive, common address of 22285 Elkhart East Blvd., in Osolo Township. Almac-Sotobeer Representative, Rick Sotobeer, spoke in favor of the request. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board closed the public hearing. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved this request.

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Planning & Development Zoning Administrator, Jason Auvil, requested approval of New Paris Development Company represented by Innovative Communities, Inc. for a zone map change from GPUUD R-1, R-4 & B-1 to DPUD R-4 and for primary approval of a 139-lot major subdivision to be known as **FALCON'S LAIR AT BARRINGTON**, north side of County Road 46, 1,850 feet west of County Road 25, common address of 18561 County Road 46, in Jackson Township. Innovative Communities Representative, Tim Sailor, explained what the project

entailed and spoke in favor of the project. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board closed the public hearing. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved this request.

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Planning & Development Zoning Administrator, Jason Auvil, requested approval of Hubbard Hill Estates Inc. represented by Abonmarche Consultants for a zone map change from A-1/DPUD B-3 to DPUD R-1 and for a primary approval of a 1-lot minor subdivision to be known as **EARLY LEARNING CENTER AT HUBBARD HILL DPUD R-1**, southwest corner of County Road 24 (Charlotte Avenue) and State Road 19, common address of 28091 County Road 24, in Baugo Township. Abonmarche Consultants Representative, Jeff Schafer, spoke in favor of this request. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board closed the public hearing. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved this request.

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Planning & Development Zoning Administrator, Jason Auvil, requested approval of The Town of Millersburg for an amendment to the Elkhart County 2006 Comprehensive Land Use Plan to replace that portion of the plan for the Town of Millersburg area with the new Millersburg Comprehensive Plan 2021, the jurisdictional limits of the Town of Millersburg. Millersburg Town Representative, Rick Ferris, spoke in favor of the project. Suzie Weirick opened a public hearing. No audience members wished to speak on this matter. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board closed the public hearing. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved this request.

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County Attorney, Craig Buche, requested approval of consideration of close-out of Emergency Rental Program. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved this request.

County Attorney, Craig Buche, requested approval of Interlocal Agreement by and between the Elkhart County Redevelopment Commission and the Board of Commissioners of the County of Elkhart, Indiana for "Project Winnie." On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved this request.

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County Attorney, Craig Buche, requested approval of Resolution of the Elkhart County Commissioners Supporting Tax Phase-In for AMS 2021BTS-Elkhart, IN LLC in reference to "Project Winnie." Brad Rogers questioned why the company behind "Project Winnie" had not been disclosed up to this point. On motion made by Frank Lucchese, seconded by Suzie Weirick the Board approved this request. Brad Rogers voted; Nay.

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County Attorney, Craig Buche, requested approval of Interlocal Agreement for Intersection Improvements at County Road 22/County Road 37 Intersection, County Road 37/County Road 20 Intersection and County Road 20/State Road 13 Intersection. On motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board approved this request.

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BOARD ITEMS:

County Attorney, Steve Olsen, requested approval of Assignment of Management and Professional Services Agreement and Consent Thereto by and between Activate Healthcare, LLC, an Indiana limited liability company, Ever side Health, LLC, a Delaware limited liability company, Paladina DPC Holding Co. LLC on behalf of the Everside Single Affiliated Covered Entity and County of Elkhart, Indiana for and behalf of the Elkhart County Group Health Plans. On motion made by Frank Lucchese, seconded by Brad Rogers and unanimously carried, the Board approved this request.

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PRIVILEGE OF THE FLOOR:

Cindi Hajicek spoke on several issues.

On a motion made by Brad Rogers, seconded by Frank Lucchese and unanimously carried, the Board adjourned their meeting.

Respectfully submitted,
Anita Mock