

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF JANUARY 2008 AT 8:30 A.M.
MEETING ROOM – 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 Chairperson, Meg Wolgamood, with the following members present: Blake Doriot, Roger Miller and Mike Yoder. Staff members present were: Robert Watkins, Plan Director; Mark Kanney, Planning Manager; Duane Burrow, Senior Planner; Robert Nemeth, Planner; Dan Piehl, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Doriot/Miller*) that the minutes of the regular meeting for the Elkhart County Plat Committee held on the 13th day of December 2007 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/Miller*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearing and the motion was carried unanimously.

4. The application for Secondary approval of a four lot major subdivision known as **KALLIMANI ACRES**, for Evelyn L. Moyer (owner) and Helen Kallimani (developer) represented by Brads-Ko Engineering & Surveying, Inc., on property located on the Northeast side of CR 22, 1,700 ft. Southeast of CR 3 in Baugo Township, zoned A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #20073875*.

He explained that this subdivision was done in conjunction with the planned unit development behind these lots that was approved by the commissioners. He further explained that these lots all come out to a common road so this is only one curb cut rather than four. According to Mr. Kanney, there will possibly be some development of other houses in the planned unit development to the north that will all come through the cross-access easement.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Miller*) that this request for Secondary approval be granted by the Plat Committee as this subdivision meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval. With a unanimous vote, the motion was carried.

5. The application for Secondary approval of a Detailed Planned Unit Development known as **KUERT CONCRETE US 20 DPUD**, for Kuert Concrete, Inc. represented by Lang, Feeney & Associates, Inc., on property located on the South side of US 20, 650 ft. East of SR 15, and East side of SR 15, 650 ft. South of US 20 in Jefferson Township, zoned DPUD-M-1, was presented at this time.

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #20073959*.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Miller*) that the Plat Committee grant Secondary approval of this

detailed planned unit development in accordance with the Staff Analysis. The motion was unanimously carried.

6. The application for Secondary approval of a one lot minor subdivision known as **MARSHA'S MINOR SUBDIVISION**, for Marsha L. & Bradley Schrock represented by Advanced Land Surveying, on property located on the East side of CR 31, 180 ft. South of CR 138 in Clinton Township, zoned A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #20074048*. There is an existing house on this site and he said they are just splitting it off the overall site.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Yoder*) that Secondary approval of this one lot minor subdivision be granted by the Plat Committee as this meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval. The motion was carried with a unanimous vote.

7. The application for Secondary approval of a two lot minor subdivision known as **CORNERSTONE MINOR SUBDIVISION**, for Cornerstone Baptist Church represented by Marbach, Brady & Weaver, Inc., on property located on the Northeast corner of SR 19 (Cassopolis Street) and Leland Road in Osolo Township, zoned B-2/R-2, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #20074046*. This subdivision meets the requirements, but he said he hesitated because the rezoning had not yet been signed. He then reported that the rezoning will be presented at the upcoming commissioners' meeting.

When Mr. Doriot pointed out that the rezoning really does not affect the subdivision, Mr. Kanney said that is correct because the lots could remain residential. He then recommended that Secondary be approved, and if the rezoning is denied, he said the plat could still be signed if they wish to proceed with the subdivision.

Chris Marbach of Marbach, Brady & Weaver was in the audience and he indicated that was his clients' wishes.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Yoder*) that Secondary approval of this two lot minor subdivision be granted as the Plat Committee finds this meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval. With a unanimous vote, the motion was carried.

8. The meeting was adjourned at 8:34 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary