

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF JANUARY 2009 AT 8:45 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, Jeff Burbrink, and Mike Yoder. Staff members present were: 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/Burbrink*) that the minutes of the regular meeting for the Elkhart County Plat Committee held on the 11th day of December 2008 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/Burbrink*) 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 one lot minor subdivision known as **BOREN-SHOUP MINOR**, for Gregory & Noell Boren represented by Brads-Ko Engineering & Surveying, on property located on the East side of CR 35, 2,500 ft. South of SR 120 in York Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #20083370*.

Mr. Doriot asked if there is a house on the parcel to the north and Mr. Nemeth said yes.

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 subdivision regulations. The motion was carried unanimously.

5. The application for Secondary approval of a 10 lot major subdivision known as **JACKSON TERRACE PHASE 2 AND A PARTIAL REPLAT OF JACKSON TERRACE PHASE 1**, for Spartin Development (owner/developer) and Lawrence Stabrowski (owner) represented by B. Doriot & Associates, Inc., on property located on the Southeast corner of CR 21 and Terrace Trail, and Southwest and Southeast corner of Terrace Trail and Woodridge Court in Jackson Township, zoned A-1, was presented at this time.

* (*It is noted that Mr. Doriot stepped down from the Board at this time.*)

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #20083655*. He explained that this subdivision does meet the county ordinances, but due to the holidays, he has not received feedback from all of the departments. He said he is sure, however, that any issues can be addressed before this goes to the commissioners.

Blake Doriot of B. Doriot & Associates was present representing the petitioners. He said he has talked with John Bowers (Highway Department) and the first phase has all of the dirt work,

sewers and curb in. According to Mr. Bowers, they will just hold the bond for the first phase until this strip is done, and Mr. Doriot said he is submitting adjusted drawings.

Mr. Kanney said he has not received those drawings, but he's sure he will; therefore, he recommends approval of this secondary.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Burbrink*) that based on the finding that this subdivision meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval, Secondary approval is granted by the Plat Committee. With a unanimous vote, the motion was carried.

6. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary