

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 14<sup>TH</sup> DAY OF APRIL 2011 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, Roger Miller, with the following members present: Jeff Burbrink, Tom Lantz and Meg Wolgamood. Staff members present were: Robert Watkins, Plan Director; Mark Kanney, Planning Manager; Duane Burrow, Senior Planner; Robert Nemeth, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Burbrink/Lantz*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 10<sup>th</sup> day of March 2011 be approved as submitted. The motion was carried with the following vote: Miller – yes; Burbrink – yes; Lantz – yes; and Wolgamood – abstain.

3. A motion was made and seconded (*Lantz/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 Primary approval of a one lot minor subdivision to be known as **MILLER'S COUNTY ROAD 16 MINOR SUBDIVISION**, for Mervin A. & Edna E. Miller represented by B. Doriot & Associates, on property located on the South side of CR 16, 650 ft. West of CR 43 in Middlebury Township, zoned A-1, was presented at this time.

[8:33:44 AM](#) Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioners. Mr. Doriot explained the petitioners' son will be moving into the existing home on site and they would like to build themselves a new home. They recently had a three to one depth to width ratio Variance approved by the Board of Zoning Appeals. They will be splitting some land off of the one large tract to allow the petitioners to build a residence.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #11092CR 16-110207-1*.

[8:35:06 AM](#) Mrs. Wolgamood asked him to point out the three remaining parcels and Mr. Doriot pointed those out on the aerial photo.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Lantz*) that this one lot minor subdivision be approved as presented and in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a one lot minor subdivision to be known as **SONNERS HILL MINOR SUBDIVISION**, for Lowell & Vera Sonner represented by B. Doriot & Associates, on property located on the North side of CR 28, ½ mile West of CR 11 in Concord Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #0CR 28-110307-1*.

[8:37:04 AM](#) Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioners. Mr. Doriot pointed out the residence where the petitioners currently live. Mr. Sonner has some health issues, so they would like to build a house across the road to allow for a friendlier home as they get older. Mr. Doriot also noted that the Drainage Board did grant the setback Variances.

[8:37:33 AM](#) Mr. Burbrink asked if the reason for the shape of the east property line is due to the ditch. Mr. Doriot said yes and indicated the agricultural ground will be sold to a large farmer to ensure the agricultural production is continued.

[8:38:30 AM](#) When Mrs. Wolgamood asked if they have resolved the issue of the correct distance, Mr. Doriot said it will be corrected when the plat is submitted for Secondary approval.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Burbrink*) that this one lot minor subdivision be approved as presented and in accordance with the Staff Analysis. After a unanimous vote, the motion was carried.

6. The application for Secondary approval of a two lot minor subdivision known as **CEJA MODRELL AVENUE MINOR SUBDIVISION**, for Ceja Conseulo represented by Lang, Feeney & Associates, Inc., on property located on the South side of Modrell Avenue, 400 ft. West of Independence Street in Osolo Township, zoned R-2, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #25404ModrellAve-110224-1*.

[8:40:05 AM](#) Mrs. Wolgamood felt they didn't need any further information.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/Wolgamood*) that the Plat Committee grant Secondary approval of this two lot minor subdivision in accordance with the Staff Analysis as this subdivision meets the requirements of the Subdivision Control Ordinance. After a unanimous vote, the motion was carried.

7. The application for Secondary approval of a replat of an existing Planned Unit Development to be known as **PARK SIX PUD – SECTION FOUR**, for Goshen Coach, Inc. represented by Progressive Engineering, Inc., on property located on the Northwest corner of Leer Drive and Leer Court in Osolo Township, zoned M-1 PUD, was presented at this time.

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #25161LeerDr-110301-1*.

[8:41:03 AM](#) When Mr. Miller asked how long ago this was brought in for Primary approval, Mr. Burrow said 1986. He noted the Zoning Ordinance requires that the relocation of all easements have to be brought through a platting process.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Lantz*) that the Plat Committee grant Secondary approval of this replat in accordance with the Staff Analysis. A unanimous vote was taken and the motion was carried.

8. The application for Secondary approval of a 12 lot major subdivision known as **JEMIAN TRACE PHASE III**, for Max R. and Rhoda E. Weldy, Trustees, Weldy Revocable Living Trust (owners) and Granite Ridge Builders (developer) represented by Brads-Ko Engineering &

Surveying, on property located 460 ft. North of CR 18, North extension of Jemian Drive, 2,300 ft. East of CR 23 South in Jefferson Township, zoned A-1, was presented at this time.

Mr. Nemeth indicated that the petitioners' representative has requested to have the petition tabled.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/Wolgamood*) that the Plat Committee table this request until the May 12, 2011 meeting. A unanimous vote was taken and the motion was carried.

9. The meeting was adjourned at 8:45 a.m.

Respectfully submitted,

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Kate A. Keil  
Recording Secretary