

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF MAY 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 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 (*Wolgamood/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 14th day of April 2011 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/Wolgamood*) 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.

* (*It is noted that Board member Tom Lantz arrived for the meeting at this time.*)

4. The application for Secondary approval of a one lot minor subdivision 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 #OCR 28-1104018-1*. He then noted that Blake Doriot was present to address any questions from the Board.

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

5. The application for Secondary approval of a one lot minor subdivision 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.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #11092CR 16-110418-1*. It was noted that Blake Doriot was present to address questions from the Board.

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

6. The application for Secondary approval of a Detailed Planned Unit Development known as **HIDDEN LAKE RESERVE PHASE TWO**, for Pheasant Ridge Development (owner/developer) represented by B. Doriot & Associates, on property located on the North side of Sandpiper Lane, West side of Morning Dove Court, East side of Nighthawk Court, 1,300 ft. East of CR 11, 1,500 ft. South of State Line Road in Osolo Township, zoned DPUD-A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #OSANDPIPERLANE-110418-1*. He reported that Mr. Doriot informed him the money will be paid by the developer to have the SWPPP renewed; therefore, the staff recommends Secondary approval of this Detailed Planned Unit Development. He indicated that the staff would hold onto the plat until they received written confirmation from Soil & Water that the SWPPP has been renewed, and then it would be taken to the commissioners for the final signature.

According to Blake Doriot of B. Doriot & Associates, P.O. Box 465, New Paris, developer Jeff Chupp spoke with Jason Kauffman from Soil & Water on Tuesday who indicated there was a \$100 renewal fee. He then assured the Board that he will not record the plat if the SWPPP has not been renewed.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Lantz*) that based on the revised staff recommendation, this request for Secondary approval be granted by the Plat Committee pending the staff's receipt of written confirmation from Soil & Water that the SWPPP has been renewed. Unanimously, the motion was carried.

* (*It's noted that board member Blake Doriot took his seat on the Plat Committee at this time.*)

7. 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 on the 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 presented the Staff Report/Staff Analysis, which is attached for review as *Case #OCR 18-110214-1*.

Present on behalf of this request was Barry Pharis of Brads-Ko Engineering & Surveying, 1009 S. 9th St, Goshen. He explained that there is a federal program for funding that this project was designed to enable homeowners to get a federal package. The government has suspended the program and his client is trying to determine through their congressman if the funding will be dead or alive. He said he advised his client that this would be the last month he would table this request. If they have no answer by the middle of next month, he said he will ask to withdraw the application and they will have to re-file the request in the future.

Mrs. Wolgamood asked if he would like to table it for longer than one month and Mr. Pharis said he thought it was an aggravation for the Board to keep it on the table. Mr. Doriot suggested tabling it for a period of no longer than six (6) months and Mr. Pharis could advise the staff when they are ready to move forward so it could be placed back on the agenda within that six (6) month period. Mr. Pharis said that would be appreciated.

The Board examined said request and after due consideration and deliberation, a motion was

made and seconded (*Doriot/Lantz*) that this request remain on the table for a maximum period of six (6) months. The motion was carried unanimously.

8. The application for Secondary approval of a partial replat of Weaver Woods Section Two known as **WEAVER WOODS SECTION THREE**, for Keith Hershberger represented by Brads-Ko Engineering & Surveying, on property located on the South side of CR 28, 1,800 ft. East of CR 15 and East side of CR 15, 448 ft. South of CR 28 in Harrison Township, zoned R-2, was presented at this time.

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #OCR 28-101206-2*. He explained that this is just a replat to correct the drainage issues in this subdivision by adding drainage easements and retention. He noted that Barry Pharis is present.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Wolgamood*) that Secondary approval of this partial replat be granted by the Plat Committee as it complies with the subdivision regulations. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 8:41 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary