

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13th DAY OF OCTOBER 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, Meg Wolgamood and Tony Campanello. Staff members present were: Chris Godlewski, 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/Miller*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 8th day of September 2011 be approved as submitted; however, Mrs. Wolgamood and Mr. Campanello both abstained since they were not in attendance so the minutes could not be approved at this time.

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.

4. The application for Primary approval of a two lot minor subdivision to be known as **COUNTRY MEADOWS MINOR**, for Elmer & Amanda Christner represented by B. Doriot & Associates, on property located on the West side of CR 29, 900 ft. North of South County Line Road in Benton Township, zoned B-3, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #72833CR 29-110804-1*. According to Mr. Kanney, the Highway Department asked for less right-of-way dedication. He said the pumping station is located inside the right-of-way and they would prefer it go around the pumping station. He then submitted a copy of the Highway Department's Tech Comments to the Board *[attached to file as Staff Exhibit #1]*.

Present on behalf of this request was Charles Buzzard of B. Doriot & Associates, P.O. Box 465, New Paris. He explained that the primary purpose of this request is to split the home from the manufactured home park. No additional sites or drainage will be created, and he said all existing roadways will be used. As stated, he said the house is already zoned A-1.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Burbrink*) that Primary approval of this two lot minor subdivision be approved in accordance with the Staff Analysis provided the comments of the Elkhart County Highway Department are conditions of approval. The motion was unanimously.

5. The application for Primary approval of a one lot minor subdivision to be known as **YOB MINOR SUBDIVISION**, for Michael R. & Sara M. Yob represented by B. Doriot & Associates, on property located on the Southwest corner of CR 12 and Willow Street in Middlebury Township, zoned A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #13324CR 12-110906-1*. He displayed the plat of the Locust Ridge Subdivision platted on May 21,

1979. He explained there are two cul-de-sacs coming off CR 12, but they are in fact private roads with extensive restrictions. He then pointed out the area that is now being re-platted and the area that is private easement. He said the only frontage they have is on the private access, which is called Willow Street. He then clarified that the only thing they are accomplishing is removing the lot line and expanding a little with some of his buildings.

Mrs. Wolgamood clarified there will be no dedication of right-of-way and Mr. Kanney said there is no place to dedicate right-of-way.

Charles Buzzard of B. Doriot & Associates, P.O. Box 465, New Paris, was present on behalf of this request. He said the owners will be seeking approval to build another structure on this property in addition to the existing house and garage.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Burbrink*) that the Plat Committee approve this request for Primary approval of this one lot minor subdivision be granted by the Plat Committee in accordance with the Staff Analysis. With a unanimous vote, the motion was carried.

6. The application for Secondary approval of a two lot minor subdivision known as **TROYER-MILLER MINOR SUBDIVISION**, for Kenneth & Amanda Miller (owners of proposed Lot 2) and Michael R. & Corrina Troyer (owners of proposed Lot 1) represented by Brads-Ko Engineering & Surveying, on property located on the North side of CR 38, 2,150 ft. East of CR 43 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 #10575 & 10599CR 38-110725-2*. It was noted that Barry Pharis of Brads-Ko Engineering & Surveying 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 in accordance with the Staff Analysis, Secondary approval of this two lot minor subdivision be granted by the Plat Committee as this subdivision meets the conditions of Primary approval and provisions of the Subdivision Control Ordinance. Unanimously, the motion carried.

7. The application for Secondary approval of a Detailed Planned Unit Development known as **COUNTRY WOODSHOP DPUD TWO**, for Premier Hardwoods, LP and M & N Bontrager, LP represented by Brads-Ko Engineering & Surveying, on property located on the East side of CR 43, 692 ft. North of CR 34, common address of 62870 CR 43 in Clinton Township, zoned DPUD-A-1 & A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #62870CR 43-110906-1*. It was noted that Barry Pharis of Brads-Ko Engineering & Surveying was present to address questions.

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 Detailed Planned Unit Development in accordance with the Staff Analysis as it complies with the Site Support Drawing and subdivision regulations. The motion was then carried with a unanimous vote.

8. The meeting was adjourned at 8:42 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary