

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14th DAY OF JUNE 2012 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, Tony Campanello, with the following members present: Blake Doriot, Jeff Burbrink, and Doug Miller. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Duane Burrow, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Burbrink/Doriot*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 10th day of May 2012 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 Primary approval of a one lot minor subdivision to be known as **HILTY MINOR SUBDIVISION**, for Jeffery M. & Allison S. Hilty represented by Marbach, Brady & Weaver, Inc., on property located on the East side of SR 19, 1,015 ft South of CR 36 in Harrison Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #OSR 19-120507-1*.

Mr. Kanney included all of the history associated with this petition to show that the excavating business/storage yard has been done 'by the book' and stated that Mr. Hilty would like to build a new residence on this property. He indicated that the comments of the Technical Committee were satisfactorily addressed, however, there was a minor question regarding the driveway that needed to be worked out. Mr. Doriot asked if they were still crushing concrete and Mr. Kanney stated that work was finished.

Chris Marbach, Marbach, Brady & Weaver, Inc., 3220 Southview Drive, Elkhart represented Mr. and Mrs. Hilty. He said previous history stated that they had an inspection after the crushing operation was finished and it was cleaned up, so the owner is building his house now.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/D. Miller*) that this request for a one lot minor subdivision be approved by the Plat Committee as presented and in accordance with the Staff Analysis. The motion carried unanimously with a roll call vote.

5. The application for Primary approval of a two lot minor subdivision to be known as **WOODED TREASURE**, for Robert L. & Diane K. Hershberger (sellers) and Amanda Hoff (buyer) represented by Progressive Engineering, Inc., on property located on the Southwest corner of SR 19 and Hampton Woods Drive, common address of 50825 SR 19 in Osolo Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #50825SR 19-120507-1*.

Brad Cramer with Progressive Engineering, 58640 SR 15, Goshen was present to represent the petition. He said the landowner wants to bring this property in compliance with the Ordinance

so that they can build additions, work on repairs or sell the property if they desire to.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/D. Miller*) that in accordance with the Staff Analysis, Primary approval of this two lot minor subdivision be approved by the Plat Committee. The motion carried with a unanimous roll call vote.

Mr. Doriot stepped down from the Plat Committee at this time.

6. The application for Primary approval of a one lot minor subdivision to be known as **BARTH MINOR**, for Barth Property, LLC represented by B. Doriot & Associates, Inc. on property located on the North side of South County Line Road, 1,500 ft. East of CR 35, common address of 13729 S. County Line Road in Benton Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #13729SCountyLineRd-120507-1*.

Charles Buzzard, B. Doriot & Associates, Inc., P.O. Box 465, New Paris represented this petition. Mr. Buzzard said he agreed with the staff comments and any corrections will be on the plat at the time of filing.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*D. Miller/Burbrink*) that the Plat Committee grant Primary approval of this one lot minor subdivision in accordance with the Staff Analysis. The motion carried with a unanimous roll call vote.

7. The application for Secondary approval of a three lot minor subdivision known as **JENNIFER'S MINOR SUBDIVISION**, for Chad Graber represented by Advanced Land Surveying, on property located on the Southeast corner of SR 120 and CR 37, common address of 12984 SR 120 in York Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #12984SR 120-120514-1*.

A motion was made and seconded (*Burbrink/D. Miller*) that the Plat Committee grant Secondary approval of this three lot minor subdivision, based on the Staff Analysis, as it meets the requirements of the Subdivision Control Ordinance. The motion was carried with a unanimous roll call vote.

8. Mr. Godlewski introduced the new Planning Manager, Brian Mabry, to the Plat Committee and they welcomed him to Elkhart County.

9. The meeting was adjourned at 8:40 A.M.

Respectfully submitted,

Sandra Herrli
Recording Secretary