

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8th DAY OF MARCH 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: Roger Miller, Jeff Burbrink, and Doug Miller. Staff members present were: Chris Godlewski, Plan Director; Mark Kanney, Planner; Duane Burrow, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Roger Miller/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 9th day of February 2012 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Roger Miller/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 **ALMA'S ADDITION TO LOCKE**, for Marvin E. & Alma L. Bontrager represented by B. Doriot & Associates, Inc., on property located on the North side of CR 50, 375 ft. East of CR 3 in Locke Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #28871CR 50-120130-1*.

Charles Buzzard of B. Doriot & Associates, P.O. Box 465, New Paris, was present on behalf of this request. He stated that the frontage variance was granted so the property owners would not have to split ownership of the pond. The Health Department revisions and the labeling of CR 50 will be submitted by March 14, 2012.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Campanello/Doug Miller*) that this request for a one lot minor subdivision be approved by the Plat Committee in accordance with the Staff Analysis with the following conditions imposed:

1. Submit required revisions to the Health Dept
2. Label County Road 50

The motion was carried with a unanimous roll call vote.

5. The application for Secondary approval of a Detailed Planned Unit Development known as **MARTIN ANIMAL BEDDING DPUD**, for Carl & Amanda Martin and Kevin Martin (developer) represented by Brads-Ko Engineering & Surveying, Inc., on property located on the East side of CR 17, 2,200 ft. South of CR 38, common address of 65448 CR 17 in Elkhart Township, zoned A-1, was presented at this time.

Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #65448CR 17-120130-1*.

Mr. Burrow stated that the Detailed Planned Unit Development would be presented to the County Commissioners on March 19, 2012. The Staff is recommending approval as it does comply with the intentions established by the original Planned Unit Development site plan / support drawing. He informed the Board that should the County Commissioners deny the Detailed Planned Unit Development this action would have no standing.

Barry Pharis, Brads-Ko Engineering & Surveying, 1009 S. 9th Street, Goshen, was present representing Carl & Amanda Martin and Kevin & Rachel Martin. He stated he did not have a Mylar today because they are still working with the Highway Department on the exact delineation of right-of-way on CR 17. He said as soon as it is approved, he will submit the Mylar to the Staff.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/RogerMiller*) that the Plat Committee grant Secondary approval of this Detailed Planned Unit Development in accordance with the Staff Analysis as it is consistent with the requested revised site plan / support drawing and it meets the Subdivision Ordinance.

The motion was carried with a unanimous roll call vote.

6. The meeting was adjourned at 8:36 a.m.

Respectfully submitted,

Sandra Herrli
Recording Secretary