

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 10th DAY OF MAY 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, Jeff Burbrink, with the following members present: Tony Campanello, Blake Doriot, Roger Miller, 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 (*Doriot/R.Miller*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 12th day of April 2012 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/R.Miller*) 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 three lot minor subdivision to be 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 in York Township, zoned A-1, was presented at this time.

Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #12984SR 120-120305-1*.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/D.Miller*) that the Plat Committee grant Primary approval of this three lot minor subdivision in accordance with the Staff Analysis and comments of the Technical Advisory Committee. The motion was carried unanimously.

5. The application for Secondary approval of a one lot minor subdivision known as **NUSBAUM MINOR SUBDIVISION**, for Dean A. Nusbaum represented by Brads-Ko Engineering & Surveying, Inc., on property located on the East side of CR 1, 2,000 ft. North of CR 38 in Olive Township, zoned A-1, was presented at this time.

Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #64590CR 1-120305-2*.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/D.Miller*) that the Plat Committee finds this meets the requirements of the Subdivision Control Ordinance and the policies of the Elkhart County Plan Commission. The

6. The application for Secondary approval of a three lot minor subdivision known as **STARK'S HIDDEN MEADOW**, for David L. & Wilma Stark (owners) and Pheasant Ridge Development (developer) represented by B. Doriot & Associates, Inc., on property located on the North side of CR 20, 1,988 ft. West of CR 23 in Jefferson Township, zoned A-1, was presented at this time.

**It is noted that Mr. Doriot stepped down from the Plat Committee for the remainder of the meeting.*

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as Case #CR 20-120417-1.

Mr. Kanney stated that the only thing that is lacking is the Soil and Water Conservation SWPPP Plan which has been submitted. Mr. Kanney suggested that the Plat Committee approve the request and he would hold the plat until the SWPPP paperwork is finished.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*R.Miller/D.Miller*) that the Plat Committee grant Secondary approval of this three lot minor subdivision subject to SWPPP approval. The motion was carried unanimously.

7. The application for Secondary approval of a two lot minor subdivision known as **ANDERSON-SOALES MINOR**, for Donald L. & Carol Soales (landowners/sellers) and Clint & Adrian Anderson (buyers) represented by B. Doriot & Associates, Inc., on property located on the South side of CR 108, 2,800 ft. East of CR 101 and East end of Jesse Street, 200 ft. East of Thrash Lane, 550 ft. South of CR 108 in Cleveland Township, zoned R-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as Case #0CR 108-120417-1.

Roger Miller asked whether the entranceway would be closed off or used. Mr. Kanney said the Highway Department has given them permission to build the entrance as a driveway. He said the Highway Department will not maintain it, but it is considered to be a public right-of-way. Mr. Burbrink asked if it had to be built to county standards and Mr. Kanney informed him that the drive would not be to road standards as it is a private drive.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*D.Miller/R.Miller*) that this request for Secondary approval of a two lot minor subdivision be granted by the Plat Committee as they find that this subdivision meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval. The motion was carried unanimously.

8. The meeting was adjourned at 8:39 A.M.

Respectfully submitted,

Sandra Herrli
Recording Secretary