

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 11th DAY OF OCTOBER 2012 AT 8:45 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, Roger Miller, 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 (*Doriot/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 13th day of September 2012 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*R. Miller/Doriot*) 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 **SANDY RIDGE FARM**, for Angelo H. Miller and Jose' Miller, Personal Representatives, represented by Marbach, Brady & Weaver, Inc., on property located on the South side of CR 4, 4,900 ft. East of SR 13, common address of 10206 CR 4 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 #10206CR 4-120831-1*. Mr. Kanney indicated that all of the tech comments had been satisfied.

Chris Marbach with Marbach, Brady & Weaver, Inc., 3220 Southview Drive, Elkhart, represented the Miller family. He said that as Angelo and Jose' Miller are trying to settle their estate, they would like to make two separate lots for each of the two residences.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/Campanello*) that based on the 9/19/12 amended plat, the Plat Committee grant Primary approval of this two lot minor subdivision in accordance with the Staff Analysis. The motion carried unanimously.

5. The application for Primary approval of a one lot minor subdivision to be known as **HEAVENLY HAVEN MINOR SUBDIVISION**, for Dixie Shrock represented by Wightman Petrie, Inc., on property located on the West side of CR 27, 1,750 ft. South of CR 24 in Jefferson Township, zoned A-1, was presented at this time.

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #0CR 27-120904-1*.

Mr. Doriot asked if the Plan Commission could authorize a 3 to 1, but they cannot approve a frontage variance. He knew a minor subdivision would not allow for that authorization, but questioned if they filed for major subdivision approval could they approve a frontage variance. Mr. Kanney confirmed that a frontage variance could not be approved.

Peter Schnaars of Wightman Petrie, Inc., 4703 Chester Drive, Elkhart, represented the petition. He and his client recognize that they cannot file a final plat without approval of variances, which are scheduled for the BZA meeting on October 18th, but that is a risk his client wanted to take in the interest of expediting the request.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Campanello*) that the request for Primary approval of a one lot minor subdivision be approved by the Plat Committee pending the results of the BZA hearing. The motion was carried with a unanimous roll call vote by the Plat Committee.

6. The meeting was adjourned at 8:47 a.m.

Respectfully submitted,

Sandra Herrli
Recording Secretary