

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 10th DAY OF JANUARY 2013 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 Vice Chairperson Roger Miller, with the following members present: Tony Campanello, Blake Doriot, Roger Miller, and Doug Miller. Jeff Burbrink was absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Duane Burrow, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Doriot/D. Miller*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 13th day of December 2012 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/D. 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 **CEDAR ROW**, for Joyce Marie Black and Shirley Ann Black (owners) and Robert Black (developer) represented by Progressive Engineering, Inc., on property located on the North side of CR 104, 2,400 ft. East of CR 21, common address of 19109 CR 104 in Washington Township, zoned A-1, was presented at this time.

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #19109CR 104-121203-1*. Mr. Mabry stated that the request for the 3 to 1 depth to width ratio Developmental Variance would be heard by the Hearing Officer, Meg Wolgamood, January 16th and it does have a positive Staff recommendation.

Brad Cramer, Progressive Engineering, 58640 SR 15, Goshen represented the petition. He stated that right now the parcel consists of two lots. There is a home in the southeast corner and they want to add more land to it. Mr. Cramer said there was also a school on the other parcel that they want to split off separately so they can have a house behind the school and that is the intent for this subdivision. The State Health Department has already told him that they have had a review and have sent the recommendations for the septic system sizing for the school.

The Board examined said request and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Tony Campanello that the Plat Committee approve the amended plan 12/21/12 in accordance with the Staff Analysis subject to the requirement that a 3 to 1 depth to width ratio Developmental Variance be granted by the Board of Zoning Appeals prior to Secondary approval.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Blake Doriot, Doug Miller, Roger Miller, Tony Campanello.

5. The meeting was adjourned at 8:49 A.M.

Respectfully submitted,

Sandra Herrli
Recording Secretary