

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 13th DAY OF JUNE 2013 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, Roger Miller, with the following members present: Blake Doriot, Jeff Burbrink, and Tom Stump. Doug Miller was absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Duane Burrow, Planner; Kathy Wilson, Administrative Manager; 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 9th day of May 2013 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/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 Secondary approval of a Detailed Planned Unit Development known as **SYRACUSE NORTH BUSINESS PARK DPUD** (Final Development Plan), for the Town Of Syracuse represented by Jones Petrie Rafinski, on property located on the West side of SR 13, 1,000 ft. South of US 6 and on the South side of US 6, 800 ft. West of SR 13 in Benton Township, zoned DPUD-M-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #SR 13-130506-1*. Mr. Kanney clarified that the Town of Syracuse has purchased this property for infrastructure improvements and to run sewer from Syracuse proper out to this proposed business park. They have done a Comprehensive Plan for this entire area.

Mr. Miller asked if this had already been approved. Mr. Kanney explained that this has been approved as a Preliminary and this is just the Secondary. He said they approved it as part of the Comprehensive Plan and part of the GPUD rezoning. The Redevelopment Commission has also been a party to this in assisting them in running sewer down from the Town. The Town has put a lot of money into this and it has been a sort of a co-op between the Town of Syracuse and Elkhart County.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Tom Stump that Secondary approval of this Detailed Planned Unit Development be granted in accordance with the Staff Analysis as it complies with the restrictions and requirements established in Ordinance PC 09-04.

Vote: Motion carried unanimously. (**Summary:** Yes = 4)

Yes: Blake Doriot, Jeff Burbrink, Roger Miller, Tom Stump

**Blake Doriot stepped down from the Board at this time.*

5. The application for Secondary approval of a one lot minor subdivision known as **NICKELL'S REPLAT OF LOTS 22 AND 23 IN SYLVAN MEADOWS SUBDIVISION**, for Nate & Erin Nickell represented by B. Doriot & Associates, on property located on the East side of Sylvan Meadows Lane, 600 ft. North of CR 16, common address of 56380 Sylvan Meadows Lane in Jefferson Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #56380SylvanMeadowsLn-130513-1*. Mr. Kanney clarified that the new Subdivision Ordinance requires that a replat be done in cases where they are eliminating one building lot line or reducing the density, and since there is no realignment of any easements, the Staff has waived the Primary approval phase of this process and allowed this to be submitted strictly as a Secondary.

Roger Miller asked if the parcel the house was sitting on was less than 3 acres. Mr. Kanney confirmed that was true, but it is a platted lot in a subdivision. He indicated, however, if they would add another structure as long as that property line is there they must honor the setbacks; therefore, this is the most effective way to develop this site.

Mr. Burbrink asked where the access was located. Mr. Kanney informed him that this property was purchased by Tim Miller and eventually it came out to Whispering Hill Drive, which is a private road.

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

Motion: Action: Approve, **Moved by** Tom Stump, **Seconded by** Jeff Burbrink that the Plat Committee grant Secondary approval of this replat for a one lot minor subdivision in accordance with the Staff Analysis.

Vote: Motion carried unanimously. (**Summary:** Yes = 3)

Yes: Jeff Burbrink, Roger Miller, Tom Stump

Absent: Blake Doriot

6. The meeting was adjourned at 8:51 A.M.

Respectfully submitted,

Sandra Herrli
Recording Secretary