

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14th DAY OF NOVEMBER 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, Roger Miller, and Doug Miller. Tom Stump was absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Duane Burrow, Planner; Kathy Wilson, Administrative Manager; 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 10th day of October 2013 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 one-lot minor subdivision to be known as **ZIMMERMAN FARMS MINOR**, for John & Ellen Zimmerman represented by Brads-Ko Engineering & Surveying, Inc., on property located on the North side of CR 38, 839 ft. East of CR 7, common address of 26823 CR 38 in Harrison Township, zoned A-1, was presented at this time.

 Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #26823CR 38-131007-1*.

Barry Pharis of Brads-Ko Engineering & Surveying, Inc., 1009 S. 9 Street, Goshen, was present on behalf of the petitioners. Mr. Pharis said the petitioners want to carve out and preserve the house, which was built around 1870, and farm the balance of the land.

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

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Jeff Burbrink, that this request for Primary approval of a one-lot minor subdivision to be known as **ZIMMERMAN FARMS MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for a Secondary approval of a Detailed Planned Unit Development known as **THE DEERFIELD VILLAS DPUD - PHASE THREE**, for Kemar Properties, LLC (Tim Martin & Harvey Kemp), represented by Brads-Ko Engineering & Surveying, Inc., on property located on the West extension of Kemar Street, 575 ft. West of SR 19, North of CR 40, common address of 65597 SR 19 in Olive Township, zoned DPUD-R-1, was presented at this time.

 Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #65597SR 19-130415-1*.


Roger Miller asked Mr. Burrow whether any changes had been made to the DPUD, and Mr. Burrow said no, the petitioners just want to finish out the last phase of the original DPUD. He added that there are indications that there will be more residential development, but no such applications

have been submitted yet.

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

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Jeff Burbrink, that the Plat Committee recommend to the Wakarusa Town Council that this request for a Secondary approval of a Detailed Planned Unit Development known as ***THE DEERFIELD VILLAS DPUD - PHASE THREE*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Secondary approval of a five-lot subdivision known as ***ELKHART EAST AREA 'D' - PHASE III DPUD***, for Elkhart East, LLC, represented by Jones Petrie Rafinsky, on property located on the West side of CR 17, 2,000 ft. South of CR 6, in Osolo Township, zoned DPUD-E-3, was presented at this time.

 Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #CR 17-130802-2*, adding that nothing with frontage on CR 6 or CR 17 is planned at this time.

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

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Jeff Burbrink, that this request for Secondary approval of a five-lot subdivision known as ***ELKHART EAST AREA 'D' - PHASE III DPUD*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 8:37 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary