

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 9<sup>TH</sup> DAY OF OCTOBER 2014 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, Steven Edwards, with the following members present: Jeff Burbrink, Steven Edwards, Doug Miller and Tom Stump. Blake Doriot was absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Liz Gunden, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Burbrink/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 11<sup>th</sup> day of September 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/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 two-lot minor subdivision to be known as **JEFFERSON HAVEN**, for Scott E. & Melinda S. Shriner represented by Progressive Engineering, Inc., on property located on the South side of CR 20, 1,000 ft. East of SR 15, common address of 18310 CR 20 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 #18310CR 20-140902-1*.

No representative was present on behalf of the petitioners.



Mr. Burbrink said he wanted to know what would happen to some of the existing buildings on lot 2, and he and Mr. Edwards thought some would be torn down if house construction is planned.



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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Tom Stump, that this request for Primary approval of a two-lot minor subdivision to be known as **JEFFERSON HAVEN** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Secondary approval of a Detailed Planned Unit Development known as **CAMDEN PARK VILLAS DPUD R-1**, for Windshire Corp. represented by Brads-Ko Engineering & Surveying, Inc., on property located on the South side of Washington Street, 1,465 ft. West of Elkhart Street (CR 3), in Olive Township, zoned GPUD-R-1, was presented at this time.



Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #000WASHINGTON STREET-140902-1*.



Mr. Burbrink asked Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. Ninth St., Goshen, who was present on behalf of the petitioner, whether the drainage issues had been addressed, and Mr. Pharis said he believed they had been covered.



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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Tom Stump, that this request for Secondary approval of a Detailed Planned Unit Development known as **CAMDEN PARK VILLAS DPUD R-1** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Secondary approval of a Detailed Planned Unit Development R-1 known as **BAYRIDGE SECTION 4 DPUD**, for The Land Company, Inc. (owner), and Capsized Capital, LLC (developer), represented by Marbach, Brady & Weaver, Inc., on property located on the Northwest corner of Old Port Cove and Bayridge Drive, 250 ft. North of Vistula Street (SR 120), and North end of Bridge Town Road, 1,000 ft. North of Old Port Cove, 950 ft. West of Bayridge Drive, 3,400 ft. East of CR 21, in Washington Township, zoned R-1 PUD, was presented at this time.



Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #0000BAYRIDGE DRIVE-140902-1*, commenting that in cases of approval of major subdivisions in unincorporated parts of the county, assurance of improvements is received via bonding. The Town of Bristol, however, prefers that improvements be made and in the ground before platting.



Chris Marbach, Marbach, Brady & Weaver, Inc., 3220 Southview Dr., Elkhart, was present on behalf of the petitioner. Though he said he had no problem with tabling, he asked that the Plat Committee consider approving the Secondary and asking staff to hold it until improvements are built, as the Bristol Town Board still must provide final signatures.

Mr. Kolbus said he felt uncomfortable granting Mr. Marbach's request, since the Town of Bristol wants improvements built before platting.



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

**Motion: Action:** Table, **Moved by** Doug Miller, **Seconded by** Jeff Burbrink, that this request for Secondary approval of a Detailed Planned Unit Development R-1 known as **BAYRIDGE SECTION 4 DPUD** be tabled in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. A motion to adjourn the meeting was made by Mr. Miller and seconded by Mr. Stump. With a unanimous vote, the meeting was adjourned at 8:52 a.m.

Respectfully submitted,

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Daniel Dean, Recording Secretary