

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF SEPTEMBER 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: Blake Doriot, Jeff Burbrink, Steven Edwards, Doug Miller, and Tom Stump. Staff members present were: 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 (*Doriot/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 14th day of August 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/Stump*) 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 **DIETZ MINOR**, for Christopher E. & Susan J. Dietz represented by Brads-Ko Engineering & Surveying, Inc., on property located on the East side of CR 44, 3,650 ft. East of CR 33, common address of 14282 CR 44 in Benton Township, zoned A-1, was presented at this time.

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #14282CR 44-140731-1*.

Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. Ninth St., Goshen, was present on behalf of the petitioners. He said that CR 44 separates the subject property from the Elkhart River. The petitioners are restoring a 100-year-old home on the subject property, and the new lot will be a homesite for their daughter and son-in-law.

Mr. Doriot, who surveyed the site in the 1990s, said the site is good and is high and dry.

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

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Doug Miller, that this request for Primary approval of a two-lot minor subdivision to be known as **DIETZ MINOR** be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Blake Doriot, Doug Miller, Jeff Burbrink, Steven Edwards, Tom Stump.

5. The application for Primary approval of a two-lot minor subdivision to be known as **TURKEY CREEK MINOR SUBDIVISION**, for Howard A. & Anna Marie Miller represented by Brads-Ko Engineering & Surveying, Inc., on property located on the North side of CR 52, 1,900 ft. East of CR 17, common address of 21641 CR 52 in Jackson Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #21641CR 52-140804-1*, and the Technical Committee Report.

Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. Ninth St., Goshen, was present on behalf of the petitioners, who have a residence in the Southeast corner of the subject property. They would like to create parcels of approximately 12 acres and seven acres, sell the seven-acre parcel, and move into a new residence on the 12-acre parcel. The petitioners, he said, are aware of the soil conditions, which will require a mound system and, if they want a basement, that the new residence be brought to grade.

Mr. Doriot asked where the gas line is, and Mr. Pharis indicated its location, in the North portion of the subject property. NIPSCO has not yet given Brads-Ko easement information, Mr. Pharis said.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Blake Doriot, that this request for Primary approval of a two-lot minor subdivision to be known as **TURKEY CREEK MINOR SUBDIVISION** be approved in accordance with the Staff Analysis provided the comments of the Technical Review Committee are made conditions of approval.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Blake Doriot, Doug Miller, Jeff Burbrink, Steven Edwards, Tom Stump.

6. The meeting was adjourned at 8:53 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary