

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 8TH DAY OF SEPTEMBER 2016 AT 8:30 A.M. IN THE**  
**MEETING ROOM OF THE 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 Chairman, Steven Edwards, with the following members present: Blake Doriot, Roger Miller, Tom Stump, and Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board. Mark Kanney, Planner was absent.

2. A motion was made and seconded (*Burbrink/Miller*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of August, 2016, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/Miller*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of a one lot minor subdivision to be known as ***Harris Acres Minor***, for Brian & Anna Harris represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the West side of CR 19, 2,400 feet North of CR 38, common address of 64543 CR 19 in Elkhart Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0409-2016*.

Ronnie Justice, Advanced Land Surveying, 17120 CR 46, New Paris, was present representing Brian & Anna Harris. He reported Mr. Harris is deceased, and Mrs. Harris would like to split off one acre on the south end of the parcel for her daughter to build on.

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 one lot minor subdivision to be known as ***Harris Acres Minor*** be approved in accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards.

5. The application for a primary approval of a one lot minor subdivision to be known as ***Kerm's Corner***, for Chad Troyer represented by B. Doriot & Associates, Inc., on property located on the Southeast corner of CR 20 and CR 35 Middlebury Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0414-2016*. She reported Health Department requirements have been addressed.

Phillip Barker, 1002 Zollinger Road, Goshen, was present for Blake Doriot. He noted there is a non-access easement along the West and North line except for the access point, and soil borings have been submitted.

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

**Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Roger Miller, that this request for primary approval of a one lot minor subdivision to be known as *Kerm's Corner* be approved in accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards.

6. The application for primary approval of a one lot minor subdivision to be known as *Carriage Brook*, for Amity Development Llc represented by B. Doriot & Associates, Inc., on property located 650 feet East off of Wabash Street, 50 feet South of Walnut Street, East of Benton Street, North of Lincoln Street, in Clinton Township, zoned M-1, was presented at this time.

Liz Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0415-2016*.

Phillip Barker, 1002 Zollinger Road, Goshen, was present for Blake Doriot. He stated the petition meets zoning requirements, and the subject property is part of the old Carriage complex. The ingress easement is on the plat as a platted easement, and will be signed by the owners of the land it crosses. Mr. Miller questioned the owner of the property that is allowing access to the subject property. Mr. Barker stated it is Amity Development, and it is coming from Wabash Street running East.

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

 **Motion: Action:** Approve, **Moved by** Jeff Burbrink, **Seconded by** Roger Miller, that this request for primary approval of a one lot minor subdivision to be known as *Carriage Brook* be approved in accordance with the Staff Analysis.

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

**Yes:** Roger Miller, Jeff Burbrink, Tom Stump, Steven Edwards.

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

Respectfully submitted,

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Andrea Wyatt, Recording Secretary