

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF DECEMBER 2018 AT 8:45 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, Roger Miller. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mae Kratzer, Planner; Matt Shively, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steven Edwards, Roger Miller, Tom Stump, Philip Barker.

Absent: Jeff Burbrink.

2. A motion was made and seconded (*Edwards/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8th day of November 2018, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Stump*) 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 CHARLES & CONNIE ROSE MINOR SUBDIVISION, for Charles & Connie Rose represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the North side of CR 108, 2,100 ft. East of CR 31, common address of 15993 CR 108 in Washington Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0731-2018*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a one lot minor subdivision to be known as CHARLES & CONNIE ROSE MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a one lot minor subdivision to be known as WEST HICKORY LANE, for Gregory E. & Cathy J. Yoder represented by Progressive Engineering, Inc., on property located on the East side of CR 19, 2,530 ft. south of CR 50, common address of 20900 CR 50 in Jackson Township, zoned A-1, was presented at this time.

Matt Shively presented the Staff Report / Staff Analysis, which is attached for review as *Case #MI-0732-2018*.

Mr. Barker stated that the note about the high water table on the plat states 6-18 inches. Mr.

Kolbus questioned if the representative was present.

Brad Cramer, Progressive Engineering, 58640 SR 15, Goshen, was present representing the petitioner. Mr. Barker stated that according to the note on the plat it shows that the water table is 6-18 inches. He added if a basement was going to be constructed with the residence. Mr. Cramer answered that it will be a walk out basement. Mr. Barker stated a swim out basement if the water table is 6-18 inches. Mr. Cramer explained that the land slopes from Southwest to Northeast. He added that there will be a perimeter drain and it will have a daylight outlet. Mr. Kolbus stated that all the Board can do is put a notice on the plat. Mr. Stump stated that on the plat, in the notes, it states that there is a severe limitation for homes with or without basements. Mr. Barker stated if they want a basement they should build up, not down into the ground. When Mr. Stump questioned if the septic will be a mound system, Mr. Cramer answered yes.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Tom Stump that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for Primary approval of a one lot minor subdivision to be known as WEST HICKORY LANE be approved in accordance with the Staff Analysis with the note that the high water table is a concern. The motion was carried with a unanimous vote.

6. The meeting was adjourned at 8:55 a.m.

Respectfully submitted,

Kristi Miller, Recording Secretary