

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF MAY 2008 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, Meg Wolgamood, with the following members present: Tom Holt and Mike Yoder. Staff members present were: Robert Watkins, Plan Director; Mark Kanney, Planning Manager; Duane Burrow, Senior Planner; Robert Nemeth, Planner; Dan Piehl, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Holt/Yoder*) that the minutes of the regular meeting for the Elkhart County Plat Committee held on the 10th day of April 2008 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Holt/Yoder*) 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 Secondary approval of a two lot minor subdivision known as ***D'ARCY MINOR SUBDIVISION***, for David & Rebecca D'arcy represented by Advanced Land Surveying, on property located on the North side of CR 28, 840 ft. East of CR 13 in Concord Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #20081674*. He reported that all of the conditions of primary approval have been met with the exception of one where the remainder of the parcel is to be combined into one deed. According to Mr. Nemeth, the deed has been completed, but it has been sent to a trust and won't be back until the middle of next week. He said the staff will hold the plat until they receive the deed and then they will take it to the commissioners for signatures.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Holt*) that the Plat Committee grant Secondary approval of this two lot minor subdivision as presented by the staff as this subdivision meets the requirements of the Subdivision Control Ordinance and conditions of Primary Approval. The motion was carried with a unanimous vote.

5. The application for Secondary approval of a one lot industrial subdivision known as ***FOREST RIVER MANCHESTER DRIVE INDUSTRIAL SUBDIVISION***, for Forest River, Inc. represented by Wightman Petrie, Inc., on property located on the East side of CR 1, 600 ft. North of Old US 20 in Baugo Township, zoned M-1 PUD, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #20081228*. He explained that the purpose of this request is to combine three parcels into one lot.

Mrs. Wolgamood asked if the name was changed from Forest River to Forest Green as indicated in item #6 of the Staff Report. Ken Jones, Jr. of Wightman Petrie, Inc. was in the audience and he said Forest River is on the plat.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Holt*) that Secondary approval be granted as this meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval. With a unanimous vote, the motion was carried.

6. The application for Secondary approval of a ***REPLAT OF LOTS 2A AND 2B OF REPLAT OF LOT 1 AND A PORTION OF LOT 2 IN PARKWAY @ 17 DPUD PHASE I***, for Orokol Properties (owner/developer) represented by Robert Weaver, on property located on the West side of Parkway Avenue, 1,000 ft. South of CR 14 in Jefferson Township, zoned DPUD-E-3, was presented at this time.

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #20081669*. He explained that the DPUD was originally approved based on the zero lot line concept, but the lot line did not get placed along the common wall as it should have.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Holt/Yoder*) that Secondary approval of this replat be granted by the Plat Committee as this meets the requirements of the Subdivision Control Ordinance and the adopted Detailed Planned Unit Development. The motion was carried unanimously.

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

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary