

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF JANUARY 2010 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, Jeff Burbrink, with the following members present: Blake Doriot and Mike Yoder. Staff members present were: 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 (*Doriot/Yoder*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 10th day of December 2009 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/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.

* (*It is noted that board member Tom Holt arrived for the meeting at this time.*)

4. The application for Primary approval of a one lot minor subdivision to be known as **NANCY'S MINOR SUBDIVISION**, for Lyle & Nancy Burtsfield represented by Advanced Land Surveying, on property located on the Southeast corner of CR 44 and CR 31 in Benton Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #0CR44-091207-1*. Mr. Nemeth said he talked with the surveyor before the meeting and he indicated the minor changes could easily be done. He then noted that Ronnie Justice from Advanced Land Surveying is present on behalf of this request.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Holt*) that this one lot minor subdivision be approved in accordance with the Staff Analysis with the following conditions imposed:

1. Change the location of the north and west lot distance from inside to outside of Lot 1.
2. Add bearings to the north and west lot line.

The motion was carried with a unanimous vote.

5. The application for Primary approval of a two lot minor subdivision to be known as **CABLE MINOR SUBDIVISION**, for Kathryn R. Cable represented by Advanced Land Surveying, on property located on the East side of CR 37, 2,790 ft. North of CR 10 in York Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #0CR37-091207-1*. It was then noted that Ronnie Justice of Advance Land Surveying was present on behalf of this request.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Holt*) that in accordance with the Staff Analysis, this two lot minor subdivision be approved and the motion was carried unanimously.

6. The application for Primary approval of a two lot minor subdivision to be known as **JACKSON PRAIRIE MINOR SUBDIVISION**, for John Miller (land contract holder) and Conway L. Hershberger (land contract purchaser) represented by Advanced Land Surveying, on property located on the West side of CR 21, 1,100 ft. South of CR 146 in Jackson Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #0CR21-091207-1*. In speaking with the surveyor prior to this meeting, Mr. Nemeth said he has indicated the owner is in the process of transferring ownership and that will be done prior to Secondary approval. He then noted that Ronnie Justice of Advanced Land Surveying and the property owner are both present.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Doriot*) that this two lot minor subdivision be approved in accordance with the Staff Analysis with the condition that a recorded deed of the remaining portion of the parcel that transfers ownership to an adjacent owner be submitted. The motion was carried unanimously.

7. The application for Primary approval of two lot minor subdivision to be known as **HABITAT SEVENTH STREET MINOR SUBDIVISION**, for Gary L. & Linda E. Nafziger-Meiser (owners) and Habitat for Humanity of Elkhart County (developer) represented by Brads-Ko Engineering & Surveying, on property located on the West side of 7th St., 335 ft. South of Hively Avenue, being Lots 58 & 59 of Cornelius Subdivision (Unrecorded) in Concord Township, zoned R-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #091207-1*. It was noted that Rick Pharis of Brads-Ko Engineering & Surveying was present.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Yoder*) that this two lot minor subdivision be approved in accordance with the Staff Analysis. With a unanimous vote, the motion was carried.

8. The application for Secondary approval of a two lot minor subdivision known as **HICKORY KNOLL – A REPLAT OF LOT 80 OF SHORE ACRES**, for RRR Properties represented by Progressive Engineering, on property located on the South Side of Perkins Ave., 150 ft. West of Keltner Rd., and North side of Penwell Ave., 150 ft. West of Keltner Rd., common address of 24664 Perkins St. in Concord Township, zoned R-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #24664PerkinsSt-091216-1*.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Holt*) that the Plat Committee grant Secondary approval of this two lot minor subdivision as it meets the requirements of the Subdivision Control Ordinance. The motion was carried unanimously.

* (*It is noted that Blake Doriot stepped down from the Board at this time.*)

9. The application for Secondary approval of a one lot minor subdivision known as **PRICE MINOR**, for Cornell and Mary Louise Price represented by B. Doriot & Associates, on property

located on the West side of CR 17, 730 ft. North of CR 28, common address of 60855 CR 17 in Concord Township, zoned A-1/B-3, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #60855CR17-091214-1*. Mr. Nemeth also reported that the two minor changes the staff requested have been made.

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

10. The application for Secondary approval of a two lot minor subdivision known as **STUTZMAN MINOR**, for Brian & Alane Stutzman represented by B. Doriot & Associates, on property located on the North side of CR 46, 2,900 ft. West of CR 31, common address of 16541 CR 46 in Jackson Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #16541CR46-091214-1*. It was also reported that the minor changes requested by the staff have been made. When the Auditor's comment was questioned, Mr. Nemeth said this was revised to include their comment.

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 it meets the requirements of the Subdivision Control Ordinance. With a unanimous vote, the motion was carried.

11. The application for Secondary approval of a three lot minor subdivision known as **AMOS BECHTEL MINOR**, for Michael F. Doherty represented by B. Doriot & Associates, on property located on the Northeast corner of Hively Avenue and 6th Street, common address of 534 W. Hively Ave. in Concord Township, zoned R-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #534HivelyAve-091214-1*. The Staff Analysis was revised to a recommendation of Secondary approval of this minor subdivision as the number of changes the staff requested have all been made.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Holt*) that the Plat Committee finds that this subdivision meets the requirements of the Subdivision Control Ordinance and therefore grants Secondary approval. The motion was carried unanimously.

12. The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary

