

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF MAY 2010 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 Vice-Chairman of the Plan Commission, Jeff Burbrink, with the following members present: Blake Doriot and Meg Wolgamood. Staff members present were: Robert Watkins, Plan Director; Duane Burrow, Senior Planner; Robert Nemeth, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Wolgamood/Doriot*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 8th day of April 2010 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Wolgamood/Doriot*) 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 major subdivision known as **CRYSTAL BEND SUBDIVISION**, for Lamar Jay & Nancy Schlabach represented by Advanced Land Surveying, on property located on the South side of CR 22, 1,380 ft. East of CR 35 in Middlebury Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #13744CR 22-100412-1*. He noted that Ronnie Justice of Advanced Land Surveying is present.

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

5. The application for Secondary approval of a two lot major subdivision known as **TURKEY REST RESORT**, for James D. & Sharon E. Barber represented by Progressive Engineering, Inc., on property located on the South side of SR 120, 984 ft. West of CR 131, and Northwest side of CR 131, 1,460 ft. South of SR 120 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 #15420SR 120-100412-1*. He noted that Brad Cramer of Progressive Engineering is also present.

Mr. Doriot asked if they will require elevation certificates and Mr. Burrow said the structure is pre-existing; however, they would have to submit that if and when they make any improvements. He added that it would be in their best interest to apply for a letter of map correction.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Doriot*) that Secondary approval of this two lot major 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.

6. The application for Secondary approval of a one lot minor subdivision known as **WITMER MINOR SUBDIVISION**, for Donald & Marvin Witmer represented by Brads-Ko Engineering & Surveying, on property located on the South side of CR 30, 1,560 ft. West of CR 13 in Harrison Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #24300CR 30-100301-2*. Present from Brads-Ko Engineering & Surveying was Rick Pharis.

* *(It is noted that Mike Yoder arrived for the meeting at this time.)*

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

7. The application for Secondary approval of a Detailed Planned Unit Development known as **WAKARUSA BUSINESS CENTER SUBWAY DPUD**, for Scot Giddings represented by Brads-Ko Engineering & Surveying, on property located on the Northeast corner of Keystone Drive and Kemar Street, West side of SR 19, 1,200 ft. North of Waterford Street (CR 40) in Olive Township, zoned GPUD-B-1, B-2, B-3, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #OSR 19-100405-1*. He explained that the residential portion of the development was rezoned and platted over the last two months. The rezoning was heard by the Town of Wakarusa last Tuesday, which he said was approved to allow the restaurant. He then noted that Rick Pharis from Brads-Ko Engineering & Surveying is present.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Doriot*) that the Plat Committee grant Secondary approval of this Detailed Planned Unit Development as it meets the requirements of the Subdivision Control Ordinance and is consistent with the DPUD Site Plan / Support Drawing. The motion was unanimously carried.

8. The meeting was adjourned at 8:54 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary