

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 14<sup>TH</sup> DAY OF OCTOBER 2010 AT 8:45 A.M.**  
**MEETING ROOM – DEPARTMENT OF PUBLIC SERVICES BUILDING**  
**4230 ELKHART ROAD, GOSHEN, INDIANA**

[8:48:17 AM](#)

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairperson, Mike Yoder, with the following members present: Meg Wolgamood and Tom Holt. Staff members present were: Robert Watkins, Plan Director; Mark Kanney, Planning Manager; Duane Burrow, Senior Planner; Robert Nemeth, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Holt/Wolgamood*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 9<sup>th</sup> day of September 2010 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Holt/Wolgamood*) 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.

[8:48:47 AM](#)

4. The application for a replat of Lot 9 and part of Lot 8 in Trent's Subdivision to be known as **BRADSHAW MINOR**, for Donald & Carol L. Bradshaw represented by B. Doriot & Associates, on property located on the West side of Beach Road, 927 ft. South of North Shore Drive in Osolo Township, zoned R-2, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #51093BeachRd-100903-1*.

[8:49:43 AM](#)

Present on behalf of this request was Blake Doriot of B. Doriot & Associates, P.O. Box 465, New Paris. He explained that the line of the subdivision is currently placed five feet off of the deck and Mr. Bradshaw has indicated that he may want to remove the deck and move that line slightly closer on the Secondary, but still maintain the R-2 setbacks. The existing garage does not conform to setbacks and he said they understand it is a non-conforming building.

[8:50:41 AM](#)

Mrs. Wolgamood asked if the lot area for Lot #2 includes that last line (to the south) and Mr. Doriot said yes. He clarified that the plat goes out into water and that's why the petitioner is considering moving the line slightly north on the Secondary to give a little more room.

[8:51:09 AM](#)

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Holt/Wolgamood*) that this request be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

[8:51:16 AM](#)

5. The application for Secondary approval of a Detailed Planned Unit Development-R-1 known as **THE DEERFIELD VILLAS DPUD, PHASE TWO**, for Kemar Properties, LLC represented by Brads-Ko Engineering & Surveying, on property located on the West end of Kemar Street, 870 ft. West of SR 19, 1,000 ft. North of CR 40 (Waterford Street) in Olive Township, zoned DPUD-R-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #KEMARSTREET-100831-1*. He noted that Barry Pharis was present to address questions.

[8:52:43 AM](#) The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Holt*) that Secondary approval of this Detailed Planned Unit Development be granted by the Plat Committee as this meets the requirements of the Subdivision Control Ordinance and is consistent with the Site Plan / Support Drawing. With a unanimous vote, the motion was carried.

[8:52:51 AM](#)

6. The application for Secondary approval of a Replat of the playground area of Harrison Ridge Subdivision known as **HARRISON RIDGE SUBDIVISION SECOND**, for Habitat for Humanity of Elkhart County represented by Brads-Ko Engineering & Surveying, on property located on the East side of Tippecanoe Drive, 180 ft. South of Tyler Lane in Harrison Township, zoned R-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #OTIPPECANOE DRIVE-100701-1*. It was reported that this request was previously tabled at the request of the design professional to confirm responsibility of the retention area. Mr. Nemeth also noted that Barry Pharis was present to address any further questions.

[8:54:43 AM](#) The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Holt/Wolgamood*) that the Plat Committee grant Secondary approval as this meets the requirements of the Subdivision Control Ordinance and conditions of Primary approval. The motion was carried unanimously.

[8:54:56 AM](#)

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

Respectfully submitted,

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Kathleen L. Wilson  
Recording Secretary





