

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF JULY 2011 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, Roger Miller, with the following members present: Jeff Burbrink and Meg Wolgamood. Staff members present were: 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 (*Burbrink/Wolgamood*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 9th day of June 2011 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/Wolgamood*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings and the motion was carried unanimously.

4. The application for Secondary approval of a Detailed Planned Unit Development known as **REPLAT OF LOT 9, EASTLAND INDUSTRIAL PARK – PHASE VI – PART ‘B’**, for My Properties Elkhart, LLC represented by Wightman Petrie, Inc., on property located on the Southeast end of Fremont Court, 900 ft. South of Verdant Street, 800 ft. West of CR 17 in Concord Township, zoned DPUD-M-1, was presented at this time.

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #1178FremontCt-110516-1*. He noted that Peter Schnaars if Wightman Petrie, Inc. is present.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/Wolgamood*) that the Plat Committee recommend to the Board of County Commissioners that Secondary approval of this DPUD be granted in accordance with the Staff Analysis. The motion was carried unanimously.

5. The application for an amendment to an existing Detailed Planned Unit Development known as **ANCHOR RIDGE, DPUD**, for Richard Schmucker represented by Brads-Ko Engineering & Surveying, on property located on the East side of SR 13, 2,850 ft. South of SR 120 in York Township, zoned DPUD-A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #53564SR 13-110304-1*. He clarified that this amendment is internally creating one new lot out of the common area. He said the PUD has been signed by the commissioners, and he further clarified that this is a private road.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/Wolgamood*) that in accordance with the Staff Analysis, this secondary replat be approved by the Plat Committee as it meets the requirements of the Subdivision Control Ordinance and PUD Ordinance for Anchor Ridge development. With a unanimous vote, the motion was carried.

6. The application for Secondary approval of a Planned Unit Development known as **LIPPERT COMPONENTS SECOND DPUD M-1**, for Lippert Components, Inc. represented by Brads-Ko Engineering & Surveying, on property located on the South end of Sourwood Drive, 750 ft. South of Hackberry Drive, 2,650 ft. South of CR 38, 1,850 ft. West of US 33 in Elkhart Township, zoned DPUD-M-1 & A-1, was presented at this time.

Mr. Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #65781SourwoodDr-110531-1*. This plat will vacate Sourwood Drive, and he explained that the ordinance and plat will go to the commissioners at the same time.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Burbrink*) that in accordance with the Staff Analysis, the Plat Committee recommends to the Board of County Commissioners that this request for Secondary approval be granted. Unanimously, the motion was carried.

7. The application for Secondary approval for a five lot major subdivision known as **ROCK POINTE**, for Warner Farms, Inc. represented by Brads-Ko Engineering & Surveying, on property located on the East side of CR 29, 2,240 ft. South of SR 4 in Elkhart Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #CR 29-110613-1*.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Burbrink/Wolgamood*) that Secondary approval of this five lot subdivision be granted in accordance with the Staff Analysis, with the plat to be scheduled to go to the County Commissioners after the Storm Water Pollution Prevention Plan is submitted and approved by the Soil & Water Conservation District. The motion was unanimously carried.

8. The application for Secondary approval of a two lot minor subdivision known as **LUTES MINOR SUBDIVISION**, for Robert Lutes Trust represented by B. Doriot & Associates, on property located on the South side of CR 148, 700 ft. West of CR 39 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 #12030County Road148-110613-1*.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Burbrink*) that Secondary approval of this two lot minor subdivision be granted by the Plat Committee in accordance with the Staff Analysis, with the staff to schedule the plat for the County Commissioners after the L1 distance and bearing is added to the legal description. Unanimously, the motion was carried.

9. The meeting was adjourned at 8:39 a.m.

Respectfully submitted,

Kathleen L. Wilson, Recording Secretary