

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF JUNE 2011 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 Chairperson, Roger Miller, with the following members present: Jeff Burbrink, Meg Wolgamood and Tom Lantz. 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/Lantz*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 12th day of May 2011 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Lantz/Burbrink*) 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 Primary approval of a two lot minor subdivision to be 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 Road148-10502-1*.

[8:47:54 AM](#) Noting that the Board received a revised Staff Report this morning, Mrs. Wolgamood asked if the staff is no longer concerned about the agricultural building on the other property, but Mr. Nemeth said he has not spoken with Mr. Doriot. The revised Staff Report was then submitted to the Board *[attached to file as Staff Exhibit #1]*.

[8:48:26 AM](#) Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioner on behalf of this request. Mr. Doriot pointed out the location of an air strip and the agricultural building on site, which he said has airplanes in it. The property owned by Mr. Lutes and the Trust was also pointed out at this time and he said Mr. Lutes uses the airstrip in the area. Mr. Doriot said Mr. Lutes understands that any future building will require an administrative subdivision, but he has no plans at this time to change the use.

According to Mr. Doriot, the petitioner's children also fly and they appreciate having an area they can utilize. There are two houses on the property, which Mr. Doriot said they are cleaning up and making into conforming parcels. He then indicated they would make the changes requested by the Planning Department.

[8:49:45 AM](#) When Mrs. Wolgamood asked if it's an agricultural building, Mr. Doriot said no; however, he said there is a tractor there that is used to mow the airstrip.

[8:49:57 AM](#) When asked if it complies with the setbacks, Mr. Doriot said yes.

[8:50:07 AM](#) Mr. Miller asked if each lot has their own septic system and Mr. Doriot pointed out the locations of the septic systems and reserve areas for both lots.

[8:50:29 AM](#) The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Wolgamood/Lantz*) that Primary approval of this two lot minor subdivision be approved in accordance with the Staff Analysis with the following conditions imposed:

1. Revisions according to the Health Department comments.
2. Add the L1 distance and bearing to the legal description

The motion was carried with a unanimous vote.

5. The meeting was adjourned at 8:51 a.m.

Respectfully submitted,

Kathleen Wilson, Transcriber

Kate Keil
Recording Secretary