

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF SEPTEMBER 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: Blake Doriot and Jeff Burbrink. Staff members present were: Chris Godlewski, 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 (*Burbrink/Doriot*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 11th day of August 2011 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/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 **TROYER-MILLER MINOR SUBDIVISION**, for Kenneth & Amanda Miller (owners of proposed Lot 2) and Michael R. & Corrina Troyer (owners of proposed Lot 1) represented by Brads-Ko Engineering & Surveying, on property located on the North side of CR 38, 2,150 ft. East of CR 43 in Clinton Township, zoned A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #10575 & 10599CR 38-110725-1*. He then clarified that this is just a redistribution of the two properties and nothing will be built.

Barry Pharis of Brads-Ko Engineering & Surveying, 1009 S. 9th St., Goshen was present representing all petitioners on behalf of this request. He displayed a site plan and described the location of the subject property. He explained that Alvin Yoder originally owned the acreage and residence, and some years ago he split off a one-acre parcel to his daughter through a parent-to-child split leaving two residences and acreage. His clients have purchased each residence and they want acreage for their horses and grazing. The purpose of this petition is to create two lots, each with a residence and approximately six (6) acres.

During the initial survey, Mr. Pharis said they learned that a Variance from the Drainage Board was needed as a driveway turnaround encroached into the required setback. They received that Variance on July 12, 2011, and also received a 3 to 1 depth to width ratio Variance from the Board of Zoning Appeals August 18 2011.

Mr. Miller questioned the location of the current septic system for the property and Mr. Pharis pointed out that it is on the south side of the east parcel.

Mr. Doriot said they need to make sure that the owners of Lot 2 realize the ditch setback is there should they want to construct a pole barn for their livestock. According to Mr. Pharis, those owners met with Steve (Surveyor's office) and signed the documents, which have been recorded.

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

5. The application for Secondary approval of a one lot minor subdivision known as **SYLVAN WOODS MINOR SUBDIVISION**, for Fireside Homes, Inc. represented by Brads-Ko Engineering & Surveying, on property located on the Northwest corner of CR 16 and Whispering Hill Drive in Jefferson Township, zoned A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #CR 16-110705-2*. He clarified that a piece of property in Sylvan Woods has been included in this Secondary.

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

6. The application for Secondary approval of a one lot minor subdivision known as **METZLER MINOR SUBDIVISION**, for Clifford Metzler represented by Brads-Ko Engineering & Surveying, on property located on the North side of CR 38, 2,080 ft. West of CR 3 in Olive Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #29393County Road38-110627-2*. He noted that Barry Pharis was present to address any questions from the Board.

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

7. The meeting was adjourned at 8:53 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary