

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 9th DAY OF AUGUST 2012 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, Tony Campanello, with the following members present: Blake Doriot, Roger Miller, and Doug Miller. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Duane Burrow, Planner; Kathy Wilson, Office Manager; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*R. Miller/Doriot*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 12th day of July 2012 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/D. Miller*) 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 one lot minor subdivision known as **MAPLEWOOD ESTATES DPUD R-1/A-1**, for Marion Schrock represented by Brads-Ko Engineering & Surveying, on property located on the North side of Maplewood Drive, 315 ft. East of SR 19, in Harrison Township, zoned A-1, B-1 PUD, was presented at this time.

Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #0MAPLEWOOD DRIVE-120702-1*. He said if either the Board of the County Commissioners or the Town Council of Wakarusa would deny the rezoning the plat becomes moot. Mr. Burrow stated that Mr. Pharis secured a deed that was established sometime in 1983 that dedicated the road to the Town of Wakarusa, but to clarify the acceptance of the road they have added it to the plat, therefore, the staff is recommending that the Plat Committee approve the plat. The Town has indicated it is a road that they have been maintaining, but they will use the plat as a reaffirmation of the dedication of the road.

Mr. Burrow stated that they have not received anything from the Town of Wakarusa, but, for clarity, they have added the road to the plat that they are asking to be signed. In reference to the deed of dedication back in 1983, the County clarified, around 2000, the acceptance of deeds of dedication and indicated that there had to be a formal acceptance of it. He did not think the Town of Wakarusa ever had that procedure in place; subsequently, this approval will reaffirm that they agree that this road has been accepted and they will sign the document to confirm that. The staff is recommending that the Plan Commission approve the plat with that modification, essentially, referencing Maplewood Drive as a road rather than as an easement.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/D. Miller*) that Secondary approval of this one lot minor subdivision be

granted by the Plat Committee as presented. The motion was carried with a unanimous roll call vote.

5. The application for Secondary approval of a ***REPLAT OF BECK INDUSTRIAL PARK SUBDIVISION*** to rename Verlin Drive to Stainless Drive, for Schrock Real Estate LLC represented by Wightman Petrie, on property located South off of Beck Drive, West of CR 19, South of SR 120, in Jefferson Township, zoned M-2, was presented at this time.

Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #0STAINLESS DRIVE-120713-1*.

Mr. Burrow stated this request is to rename Verlin Drive to Stainless Drive and that anyone that is adjacent to the right-of-way has been made part of the plat. Mr. Campanello asked if they had already signed. Mr. Burrow explained that, procedurally, after the Commission and the County Commissioners sign the document it is released to the property owners adjacent to the right-of-way.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Campanello/Doriot*) that the Plat Committee approve the request in accordance with the Staff Analysis. With a roll call vote the motion was carried.

6. Mr. Doriot moved to adjourn the Plat Committee meeting and Roger Miller seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Sandra Herrli
Recording Secretary