

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF AUGUST 2014 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, Steven Edwards, with the following members present: Blake Doriot, Steven Edwards, and Tom Stump. Doug Miller and Jeff Burbrink were absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Doriot/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 10th day of July 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/Stump*) 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 **NORTH BEND GARDENS**, for Sharon Classen represented by Progressive Engineering, Inc., on property located on the South side of North Bend Drive, 420 ft. East of CR 23, in Washington Township, zoned R-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #000NORTH BEND DRIVE-140707-1*, and the Technical Committee Report.

Brad Cramer, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present on behalf of the petitioner and stated that he does have verbal approval from the Town of Bristol to install septic systems. The houses on the road in question do not have city sewer available, and no availability is planned. The petitioner will hold on to the property for a while in order to develop it, he said.

Tom Stump asked whether the proposed lots would be of a size similar to that of nearby lots, and Mr. Cramer said that they would be similar to the two lots immediately East of the subject property. The lots farther East are part of North Bend subdivision.

The Board examined said request and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Tom Stump, that this request for Primary approval of a two-lot minor subdivision to be known as **NORTH BEND GARDENS** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The meeting was adjourned at 8:52 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary