

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 13th DAY OF FEBRUARY 2014 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, Steven Edwards, with the following members present: Jeff Burbrink, Steven Edwards, and Tom Stump. Blake Doriot and Doug Miller were absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Duane Burrow, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.
2. A motion was made and seconded (*Stump/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 9th day of January 2014 be approved as submitted. The motion was carried with a unanimous vote.
3. A motion was made and seconded (*Burbrink/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 **MOORE-DAMRON MINOR**, for Robin E. Damron (owner) and Larry Moore (developer) represented by Brads-Ko Engineering & Surveying, Inc., on property located on the South side of CR 18, 956 ft. West of CR 27, common address of 17924 CR 18 in Jefferson Township, zoned A-1, was presented at this time.

** It is noted that Doug Miller arrived at this time.*

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #17924CR18-140107-1*.

Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. 9th St., Goshen, was present on behalf of the petitioners, who are siblings and upon whose parents' death the subject property is to be divided. Mrs. Damron's daughter lives in the residence on proposed lot 2. Mr. Pharis stated that the proposed lot configuration provides appropriate road frontage, and lot 2 was sized slightly larger than lot 1 so that side setbacks may be met. A proposed residence is shown on lot 1, but it is for illustrative purposes only; Brads-Ko is required to demonstrate the lot's suitability for the building of a residence. Mr. Moore does not want to sell or move onto the property. Among other criteria, Mr. Pharis mentioned line of sight, which is not an issue as the site is level.

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

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

5. The application for Primary approval of a two-lot minor subdivision to be known as **COUNTRY WOOD**, for Jeff Rolston & Jana L. Rolston represented by Progressive Engineering, on property located on the West side of CR 27, 3,200 ft. South of US 20, in Jefferson Township, zoned A-1, was presented at this time.

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #00000CR 27-140108-1*.

Jeff Burbrink stated that as the owner of the property immediately South of the subject property, he should abstain from voting on the petition.

Brad Cramer, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present on behalf of the petitioners. Mr. Cramer said that a large portion of the rear of the subject property is wetland and therefore undevelopable. The front of each proposed lot is buildable, and lot 1 is an intended homesite.

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

Motion: Action: Approve, **Moved by** Doug Miller, **Seconded by** Tom Stump, that this request for Primary approval of a two-lot minor subdivision to be known as **COUNTRY WOOD** be approved in accordance with the Staff Analysis. The motion was carried, with Jeff Burbrink abstaining from voting.

6. The application for Primary approval of a two-lot minor subdivision to be known as **RON AL MINOR**, for Jay A. Hoover (owner) and Alan Edinger (developer) represented by B. Doriot & Associates, on property located on the South side of CR 126, 3,815 feet East of SR 15, in Jefferson Township, zoned A-1, was presented at this time.

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #0CR 126-130903-1*, and noted that this item was tabled October 10, 2013, because the required soil data was missing. That information has now been provided, and that was the only outstanding issue, he said.

No representative was present on behalf of the petitioners.

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

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

7. The application for Secondary approval of a two-lot major subdivision known as **OLIVE MINOR**, for Sheila D. Johnson represented by B. Doriot & Associates, on property located on the West end of Oriole Street, 1,400 ft. West of CR 1, 400 ft. South of CR 18, common address of 30287 Oriole Street in Baugo Township, zoned A-1, was presented at this time.

Brian Mabry presented the Staff Report/Staff Analysis, which is attached for review as *Case #30287ORIOLE STREET-130812-1*. Mr. Mabry reminded the Board that while the subdivision is called minor, it is in fact major as it features right-of-way dedication, a turnaround at the West end of Oriole Street. He also specified that though the highway department received road plans February 12, 2014, it has not yet approved them or received surety for the right-of-way.

No representative was present on behalf of the petitioners.

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

Motion: Action: Table, **Moved by** Jeff Burbrink, **Seconded by** Tom Stump, that this request for Secondary approval of a two-lot major subdivision known as ***OLIVE MINOR*** be tabled until the requirements of the Subdivision Control Ordinance and conditions of Primary approval are met. The motion was carried with a unanimous vote.

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

Respectfully submitted,

Daniel Dean, Recording Secretary