

MINUTES

ELKHART COUNTY PLAT COMMITTEE MEETING

HELD ON THE 12th DAY OF JUNE 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 Doug Miller. Blake Doriot and Tom Stump were absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Duane Burrow, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Burbrink/Miller*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 8th day of May 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/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 one-lot minor subdivision to be known as **ELI MINOR**, for Eli Hochstetler represented by B. Doriot & Associates, on property located on the North side of CR 50, 1,675 ft. East of CR 3, common address of 28665 CR 50 in Locke Township, zoned A-1 and R-2, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as Case #28665CR 50-140507-2, and the Technical Committee Report.

** It is noted that Tom Stump arrived at this time.*

Charles Buzzard, B. Doriot & Associates, PO Box 465, New Paris, was present on behalf of the petitioner. He stated agreement with the Technical Committee's comments and the property owner's agreement to update the septic system, adding that the appropriate filings will be submitted to Highway before the petition for Secondary approval is submitted.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Doug Miller, that this request for Primary approval of a one-lot minor subdivision to be known as **ELI MINOR** be approved in accordance with the Staff Analysis and as presented. The motion was carried with a unanimous vote.

5. The application for Primary approval of a two-lot minor subdivision to be known as **MILLER DIETERLEN MINOR**, for William C. Miller, Trustee 1/2; Betty L. Miller, Trustee 1/2, represented by B. Doriot & Associates, on property located on the West side of CR 1, 638 ft. North

of CR 18, common address of 57851 CR 1 in Baugo Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #57851CR 1-140505-1*, and the Technical Committee Report.

Charles Buzzard, B. Doriot & Associates, PO Box 465, New Paris, was present on behalf of the petitioner but offered no comments.

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 **MILLER DIETERLEN MINOR** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Primary approval of a two-lot minor subdivision to be known as **EAGLE PERCH**, for Ben & Bethany Battjes represented by Progressive Engineering, Inc., on property located on the East side of Teall Road, 1,100 ft. North of CR 2, common address of 50796 Teall Road in Washington Township, zoned R-2, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #50796TEALL ROAD-140422-1*, and the Technical Committee Report.

Brad Cramer, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present on behalf of the petitioners and said that all the Technical Committee's conditions have been met. The subject property features a high ledge that overlooks Indiana Lake, and the petitioners want to split the property so another home can be built on the ledge. Teall Road dead-ends at a cul-de-sac, Mr. Cramer concluded.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Doug Miller, that this request for Primary approval of a two-lot minor subdivision to be known as **EAGLE PERCH** be approved in accordance with the Staff Analysis and as presented. The motion was carried with a unanimous vote.

7. The application for Secondary approval of a Detailed Planned Unit Development-M-2 known as **RECYCLING WORKS INDUSTRIAL DPUD**, for Waste Away Group, Ltd., represented by Jones Petrie Rafinski, on property located on the West side of CR 7, 1,900 ft. North of CR 26, in Concord Township, zoned GPUD-M-2, was presented at this time.

Duane Burrow presented the Staff Report/Staff Analysis, which is attached for review as *Case #00CR 7-140303-3*, and amended it by stating that the current zoning, adopted by the Board of County Commissioners, is in fact DPUD-M-2. A mylar appropriate for signing has not yet been presented, and presentation of mylars during the Plat Committee meeting following that during which Secondary approval is granted has been the practice of late. James Kolbus commented that the Plat Committee may act on a Secondary petition in the absence of a mylar, and Mr. Burrow agreed.

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 Secondary approval of a Detailed Planned Unit Development-M-2 known as **RECYCLING WORKS INDUSTRIAL DPUD** be approved in accordance with the amended Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary