

## **MINUTES**

### **ELKHART COUNTY PLAT COMMITTEE MEETING**

**HELD ON THE 13<sup>th</sup> DAY OF MARCH 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: Jeff Burbrink, Steven Edwards, Doug Miller and Tom Stump. Blake Doriot was 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/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 13<sup>th</sup> day of February 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/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 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*. He said that since preparation of the Staff Report, a highway department–required bond has been provided for the subdivision. He distributed copies of the faxed bond to the Committee members [*pages 5 through 7 of which are attached to file as Staff Exhibit #1*]. Mr. Mabry added, though, that the highway department has not yet received a surety or the original version of the provided bond and has not yet approved the street plan for the cul-de-sac. Oriole Street is not a through street and is not a major project, however, and this item will go before the Board of County Commissioners for final approval because it is a major subdivision, Mr. Mabry said.

Mr. Mabry also said that while the Staff Report recommends denial, receipt of the bond indicates progress. Correction of the above-mentioned deficiencies should perhaps be made conditions of appearance of the item before the County Commissioners, he added.

Mr. D. Miller asked Mr. Mabry whether neighbor complaints about drainage made in August 2013 had been addressed satisfactorily, and Mr. Mabry responded by saying the plat has gone through the Technical Review Committee process and its appearance before the Plat Committee today reveals the Technical Review Committee's comfort level.

Charles Buzzard, B. Doriot & Associates, PO Box 465, New Paris, was present on behalf of the petitioner. He stated that B. Doriot & Associates does have the surety for the bond and that the

highway department has the plans. He also stated agreement with meeting all staff recommendations before going to the Board of County Commissioners for final approval.

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 Secondary approval of a two-lot major subdivision known as *OLIVE MINOR* be approved under the following staff conditions:

1. The highway department's receipt of a surety.
2. The highway department's receipt of the original version of the bond.
3. The highway department's approval of the street plan for the cul-de-sac.

The motion was carried with a unanimous vote.

5. The meeting was adjourned at 8:51 a.m.

Respectfully submitted,

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Daniel Dean, Recording Secretary