

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF JUNE 2015 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, Jeff Burbrink, Steven Edwards, Tom Stump, and Roger Miller. Staff members present were: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Mark Kanney, Planner; Liz Gunden, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Doriot/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 14th day of May 2015 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 **ZIMMERMAN COUNTY ROAD 10 MINOR SUBDIVISION**, for Suzanne J. Zimmerman represented by Lang, Feeney & Associates, Inc., on property located on the south side of CR 10, 1,187 ft. north of the toll road, common address of 30608 CR 10 in Cleveland Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #30608County Road 10-150504-1*.

Terry Lang, Lang, Feeney & Associates, Inc., 715 S. Michigan St., South Bend, was present on behalf of the petitioner, who is taking off the east 100 ft. of a 7.67-acre piece to create an additional lot that a home can be built on.

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 **ZIMMERMAN COUNTY ROAD 10 MINOR SUBDIVISION** 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 **HOLIDAY ROLLER RINK MINOR SUBDIVISION**, for TBRH, LLC, represented by Marbach, Brady & Weaver, Inc., on property located on the southeast corner of Mishawaka Road (CR 20) and Holiday Place, 1,000 ft. east of CR 3, common address of 28736 CR 20 in Baugo Township, zoned M-1, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #28736CR 20-150504-1*.

Mr. Doriot asked whether there would be another business in “the building,” and Debra Hughes, Marbach, Brady & Weaver, Inc., 3220 Southview Dr., Elkhart, who was present on behalf

of the petitioner, responded that the petitioner, who is the property owner, just wishes to separate the two buildings by creating two lots. She believed the small building on proposed lot 1 was vacant.

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

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

6. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary