

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF MARCH 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, Lori Snyder, and Tom Stump. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Liz Gunden, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board.

2. (No Plat Committee minutes approval was required; the Plat Committee did not meet February 12, 2015.)

3. A motion was made and seconded (*Doriot/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 two-lot minor subdivision to be known as ***BIRDSONG ECHOES MINOR SUBDIVISION***, for Edwin A. & Velda M. Yoder represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 37, 2,300 ft. north of CR 10, in York Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #000CR 37-150202-1*.

Ronnie Justice, Advanced Land Surveying of Northern Indiana, Inc., 17120 CR 46, New Paris, was present on behalf of the petitioners but offered no comments.

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 ***BIRDSONG ECHOES MINOR SUBDIVISION*** be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Blake Doriot, Jeff Burbrink, Lori Snyder, Steven Edwards, Tom Stump.

5. The application for Primary approval of a two-lot minor subdivision to be known as ***A & M BAKER MINOR SUBDIVISION***, for Adam Baker, Mardell Baker, Dave Baker & Diana Baker represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 50, 1,000 ft. west of CR 127, in Jackson Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #00000CR 50-150202-1*.

Ronnie Justice, Advanced Land Surveying of Northern Indiana, Inc., 17120 CR 46, New Paris, was present on behalf of the petitioners but offered no comments.

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

Motion: Action: Approve, **Moved by** Jeff Burbrink, **Seconded by** Blake Doriot, that this request for Primary approval of a two-lot minor subdivision to be known as **A & M BAKER MINOR SUBDIVISION** be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Blake Doriot, Jeff Burbrink, Lori Snyder, Steven Edwards, Tom Stump.

** It is noted that Mr. Doriot stepped down from the Board at this time and was not present for the remainder of the meeting.*

6. The application for Secondary approval of a 17-lot major subdivision known as **JACKSON TERRACE PHASE 3** (formerly known as King's Court Subdivision), for Spartin Development, LLC, represented by B. Doriot & Associates, Inc., on property located on the south end of Woodridge Court, south of Terrace Trail, east of CR 21, south of CR 146, in Jackson Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #WOODRIDGE COURT-150216-1*.

Mr. Kanney added that the bond/guarantee submittal and the road plan approval are in the making and just need Highway verification. The acceptance of right-of-way must go before the Board of County Commissioners, he also said. Finally, he clarified for Mr. Kolbus that the staff does recommend that the Plat Committee sign this Secondary, which will then be held by the staff until the outstanding items are accomplished.

Claire Doriot, B. Doriot & Associates, Inc., 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** Jeff Burbrink, **Seconded by** Lori Snyder, that this request for Secondary approval of a 17-lot major subdivision known as **JACKSON TERRACE PHASE 3** (formerly known as King's Court Subdivision) be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Jeff Burbrink, Lori Snyder, Steven Edwards, Tom Stump.

Absent: Blake Doriot.

7. A motion was made and seconded (*Burbrink/Stump*) that the meeting be adjourned. The meeting was adjourned at 8:51 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary