

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 12TH DAY OF NOVEMBER 2015 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: Blake Doriot, Steven Edwards, Roger Miller, and Tom Stump. Jeff Burbrink was absent. Staff members present were: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board. Mark Kanney, Planner, was absent.

2. A motion was made and seconded (*Miller/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 8th day of October 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 one-lot minor subdivision to be known as ***NORTHWEST TERRITORY***, for Lori A. Croy (owner) and Clark & Darlene Macumber (developers) represented by Progressive Engineering, Inc., on property located on the south side of CR 2, west of CR 5 (Edwardsburg Road), 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 #00000CR 2-151001-1*.

Craig Batdorf, Progressive Engineering, Inc., 58640 SR 15, Goshen, who was present on behalf of the petitioners, said that the developers seek to build a house and horse barn out in the country.

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 one-lot minor subdivision to be known as ***NORTHWEST TERRITORY*** be approved in accordance with the Staff Analysis.

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

Yes: Blake Doriot, Roger Miller, Steven Edwards, Tom Stump.

5. The application for Primary approval of a two-lot minor subdivision to be known as ***SUE ELLEN'S MINOR, A REPLAT OF LOT 21 AND PART OF LOT 22 IN SUNNY ACRES SUBDIVISION***, for Don Stutzman & Sue Ellen Stutzman represented by Cardinal Point Surveying, on property located on the north side of CR 40, 450 ft. east of Main Street (SR 15), common address of 18883 CR 40 in Elkhart Township, zoned R-1, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #18883CR 40-151005-1*.

Denny Lyon, 21138 SR 120, Elkhart, who was present on behalf of Cardinal Point Surveying and the petitioners, noted only that an extra 15 ft. of right-of-way has been given.

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 *SUE ELLEN'S MINOR, A REPLAT OF LOT 21 AND PART OF LOT 22 IN SUNNY ACRES SUBDIVISION*, be approved in accordance with the Staff Analysis.

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

Yes: Blake Doriot, Roger Miller, Steven Edwards, Tom Stump.

6. The application for Secondary approval of a Detailed Planned Unit Development known as *YODER CONCRETE, LLC, DPUD*, for Larry J. & Linda Sue Yoder represented by Brads-Ko Engineering & Surveying, Inc., on property located on the west side of SR 13, 2,800 ft. north of CR 38, common address of 64455 SR 13 in Clinton Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #64455SR 13-151005-1*.

Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. Ninth St., Goshen, 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 Secondary approval of a Detailed Planned Unit Development known as *YODER CONCRETE, LLC, DPUD* be approved in accordance with the Staff Analysis.

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

Yes: Blake Doriot, Roger Miller, Steven Edwards, Tom Stump.

7. The meeting was adjourned at 8:38 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary