

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF APRIL 2016 AT 8:30 A.M. IN THE
MEETING ROOM OF THE 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 Chairman, Steven Edwards, with the following members present: Blake Doriot, Roger Miller, Tom Stump, Steven Edwards, and Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Liz Gunden, Planner; Deb Britton, Administrative Manager; and James W. Kolbus, Attorney for the Board. Mark Kanney, Planner, was absent.

2. A motion was made and seconded (*Miller/Burbrink*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 10th day of March 2016, 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 hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of a two-lot minor subdivision to be known as **SANDS MINOR**, for Alan Dale & Joellen Kay Sands represented by Philip C. Barker, on property located on the west side of CR 31, 445 ft. north of CR 44, common address of 67855 CR 31 in Jackson Township, zoned A-1, was presented at this time.

 Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #67855CR 31-160226-1*.

 Philip C. Barker, Cardinal Point Surveying, 1002 Zollinger Rd., 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** Jeff Burbrink, **Seconded by** Tom Stump, that this request for primary approval of a two-lot minor subdivision to be known as **SANDS MINOR** be approved in accordance with the Staff Analysis.

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

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

5. The application for primary approval of a one-lot minor subdivision to be known as **YOST MILLER MINOR SUBDIVISION**, for Enos Yost Miller represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 35, 350 ft. south of CR 36, common address of 64071 CR 35 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 #64071CR 35-160229-1*.

Ronnie Justice, Advanced Land Surveying of Northern Indiana, Inc., 17120 CR 46, 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** Roger Miller, **Seconded by** Tom Stump, that this request for primary approval of a one-lot minor subdivision to be known as ***YOST MILLER 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, Roger Miller, Steven Edwards, Tom Stump.

6. The application for primary approval of a two-lot minor subdivision to be known as ***WEST'S OLD US 20 MINOR SUBDIVISION***, for Robert D. West, Jr., represented by Lang, Feeney & Associates, Inc., on property located on the north side of Old US 20, one-quarter mile west of CR 17, common address of 22763 Old US 20 in Concord Township, zoned A-1, was presented at this time.



Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #22763OLD US 20-151207-1*, adding that the petitioner has requested a needed highway department variance and confirming for Mr. Doriot that all health department problems have been resolved.



Terry Lang, Lang, Feeney & Associates, Inc., 715 S. Michigan St., South Bend, was present on behalf of the petitioner. He noted that the right-of-way requested by the highway department would have encompassed an existing home onsite. The variance will reduce the extent of right-of-way.



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 ***WEST'S OLD US 20 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, Roger Miller, Steven Edwards, Tom Stump.

7. The application for primary approval of ***A REPLAT OF PART OF LOT 1 OF RG MINOR***, for Travis Miller represented by Progressive Engineering, Inc., on property located on the west side of CR 8, 200 ft. south of CR 12, common address of 55277 CR 8 in Middlebury Township, zoned A-1, was presented at this time.



Ms. Gunden presented the Staff Report / Staff Analysis, which is attached for review as *Case #55277CR 8-160229-1*.



Stephanie Floyd, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present on behalf of the petitioner, the occupant of lot 1, who sold a rear portion of the lot to a neighbor and thereby created a nonconforming lot. The permit for a pole barn presently under construction at the rear of now-proposed lot 1 could not be issued without replatting, she explained.



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

Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Jeff Burbrink, that this request for primary approval of ***A REPLAT OF PART OF LOT 1 OF RG MINOR*** be approved in accordance with the Staff Analysis.

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

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

8. The application for secondary approval of a four-lot major subdivision known as **CREEKSIDE RETREAT** (formerly known as **COUNTRY RETREAT**), for Clarence T. & Ideana G. Yoder represented by Progressive Engineering, Inc., on property located on the southwest corner of CR 36 and CR 41, in Clinton Township, zoned A-1, was presented at this time.

 Ms. Gunden did not present the Staff Report / Staff Analysis, which is attached for review as *Case #CR 36-160314-1*. She instead presented a letter dated April 14, 2016 [attached to file as *Staff Exhibit #1*], notifying the planning department of the petitioners' decision to withdraw.

Mr. Kolbus clarified for the committee that letter indicates withdrawal of the entire application.

 The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Blake Doriot, **Seconded by** Jeff Burbrink, that the Elkhart County Plat Committee approve the withdrawal of the requests for primary and secondary approval of a four-lot major subdivision known as **CREEKSIDE RETREAT** (formerly known as **COUNTRY RETREAT**) without prejudice.

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

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

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

Respectfully submitted,

Daniel Dean, Recording Secretary