

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF JULY 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 Vice Chairman, Roger Miller, with the following members present: Jeff Burbrink, Roger Miller, and Tom Stump. Steven Edwards and Blake Doriot were absent. 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 (*Burbrink/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 11th day of June 2015 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/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 **GRISE TWO LOT MINOR SUBDIVISION**, for Charles Grise & Eugene Grise, Jt. Ten., represented by Marbach, Brady & Weaver, Inc., on property located on the north side of Miner Road, 750 ft. east of Johnson Street (CR 9), common address of 25895 Miner Road in Osolo Township, zoned M-2, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #25895MinerRd-150601-1*.

Chris Marbach, Marbach, Brady & Weaver, Inc., 3220 Southview Dr., Elkhart, 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 **GRISE TWO LOT 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 one-lot minor subdivision to be known as **BEND R RANCH**, for Martha F. Sommers represented by Progressive Engineering, Inc., on property located on the west side of CR 117, 1/2 mile south of CR 46, 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 #00CR 117-150601-1*.

Stephanie Floyd, Progressive Engineering, Inc., 58640 SR 15, Goshen, 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** Tom Stump, that this request for

Primary approval of a one-lot minor subdivision to be known as **BEND R RANCH** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for Primary approval of a two-lot minor subdivision to be known as **LEE JOY ACRES MINOR SUBDIVISION**, for Philip L. & Rowena Miller represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the southwest corner of CR 14 and CR 29, in Jefferson 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 29-150601-1*.

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.

Mr. Burbrink observed the hilly nature of the subject property and that CR 29 is not a heavily traveled road.

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 **LEE JOY ACRES MINOR SUBDIVISION** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for Primary approval of a one-lot minor subdivision to be known as **STEELE MINOR SUBDIVISION**, for Douglas Duane and Coleen Rae Steele represented by Brads-Ko Engineering & Surveying, Inc., on property located on the west side of CR 3, 1,800 ft. north of CR 42, common address of 66649 CR 3 in Olive Township, zoned A-1, was presented at this time.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #66649CR 3-150501-1*.

Mr. Miller asked why the petitioners were performing this subdivision, and Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. Ninth St., Goshen, who was present on their behalf, said that they inherited a tract of approximately 30 acres from Mrs. Steele's family and would like to sell the acreage surrounding the existing residence to an interested Amish family.

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

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

8. The application for Secondary approval of a five-lot major subdivision known as **SUBURBAN WOODS, A REPLAT OF LOTS 10 AND 11 IN MAPLE GROVE AND PART OF OUTLOT "D" IN SUBURBAN ESTATES II**, for Patrick & Kristie Rosenogle, Dan & Leann Gregory, Jon & Connie Hart, and Joseph Bonacorsi represented by Progressive Engineering, Inc., on property located on the east side of CR 109 (Maple Grove Avenue) and west side of Forest Road, 275 ft. south of Baker Street, north of CR 4, common address of 51412 CR 109 in Osolo Township, zoned R-2, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #51412CR 109-150615-1*.

Mr. Burbrink commented that several families own the subject property, and Mr. Kanney said that the owners also own lakefront property across the street from the subject property.

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 Secondary approval of a five-lot major subdivision known as ***SUBURBAN WOODS, A REPLAT OF LOTS 10 AND 11 IN MAPLE GROVE AND PART OF OUTLOT "D" IN SUBURBAN ESTATES II*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for Secondary approval of a Detailed Planned Unit Development R-1 known as ***BAYRIDGE SECTION 4 DPUD***, for The Land Company, Inc. (owner), and Capsized Capital, LLC (developer), represented by Marbach, Brady & Weaver, Inc., on property located on the northwest corner of Old Port Cove and Bayridge Drive, 250 ft. north of Vistula Street (SR 120), and north end of Bridge Town Road, 1,000 ft. north of Old Port Cove, 950 ft. west of Bayridge Drive, 3,400 ft. east of CR 21, in Washington Township, zoned DPUD R-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #0000BAYRIDGE DRIVE-140902-1*, and reminded the Committee that final platting of the lots in question was delayed because the Town of Bristol has no bonding mechanism that would ensure the installation of public improvements. The developer was allowed to build the improvements, which include sewer, roads, and utilities, and they have been accepted, said Mr. Kanney.

Mr. Miller asked what the white line forming the north and east borders of the parcel with number ending -178-013 signifies, and Mr. Kanney said that it signifies a property line that has probably been eliminated.

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 Secondary approval of a Detailed Planned Unit Development R-1 known as ***BAYRIDGE SECTION 4 DPUD*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The meeting was adjourned at 8:44 a.m.

Respectfully submitted,

Daniel Dean, Recording Secretary