

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF SEPTEMBER 2008 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, Meg Wolgamood, with the following members present: Tom Holt, Blake Doriot, Jeff Burbrink, and Mike Yoder. Staff members present were: Robert Watkins, Plan Director; Mark Kanney, Planning Manager; Duane Burrow, Senior Planner; Robert Nemeth, Planner; Dan Piehl, Planner; and James W. Kolbus, Attorney for the Board.

2. A motion was made and seconded (*Doriot/Burbrink*) that the minutes of the regular meeting for the Elkhart County Plat Committee held on the 14th day of August 2008 be approved as submitted. The motion was carried with a unanimous vote.

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 Secondary approval of a two lot minor subdivision known as **MESSICK & SWANSON MINOR (A REPLAT OF LOT 3 AND A PART OF LOT 2 OF DAWN'S EDGE FOURTH)**, for Thomas Messick & Thomas Swanson (owners) represented by Brads-Ko Engineering & Surveying, on property located on the East side of Beach Road, 803 ft. South of North Shore Drive in Osolo Township, zoned R-2, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #20082656*. He explained that the petitioner would like to take two parcels plus six feet of the north parcel and create two legal lots of record for construction of two houses.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Burbrink*) that Secondary approval of this two lot minor subdivision be granted by the Plat Committee as this subdivision meets the requirements of the Subdivision Control Ordinance and condition of Primary approval. The motion was carried unanimously.

5. The application for Secondary approval of a two lot minor subdivision known as **LEVY MINOR SUBDIVISION**, for Robert G. & Sharon Van De Water (owners) and B & B Builders (developer) represented by Advanced Land Surveying, on property located on the East side of CR 21, 600 ft. South of CR 44 in Jackson Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #20082716*. The purpose of this minor subdivision is to eventually construct two homes, but he said that is not in the immediate plans.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Yoder/Doriot*) that the Plat Committee grant Secondary approval as this subdivision meets the requirements of the Subdivision Control Ordinance and condition of Primary approval. With a unanimous vote, the motion was carried.

6. The application for Secondary approval of a two lot minor subdivision known as **SECLUDED LANE**, for Michael & Nancy Bonewitz represented by Progressive Engineering, on property located on the North side of CR 18, 900 ft. West of CR 1 in Baugo Township, zoned A-1, was presented at this time.

Mr. Nemeth presented the Staff Report/Staff Analysis, which is attached for review as *Case #20082710*. Originally, he said the plan was to put a cul-de-sac on the west property, but that was moved to the middle of the two lots and was designated as an easement rather than a right-of-way, which has been approved by the Elkhart County Highway Department.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Holt*) that Secondary approval of this two lot minor subdivision be granted by the Plat Committee as this subdivision meets the requirements of the Subdivision Control Ordinance and condition of Primary approval. The motion was carried with a unanimous vote.

7. The application for Secondary approval of a 27 lot subdivision known as **RIVERWATCH – SECTION 3**, for Garden Homes by E.L., Inc. represented by Marbach, Brady & Weaver, on property located on the East extension of Pike Street at Swan Street in Washington Township, zoned R-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #20072692*. He reported that this subdivision does meet the requirements of the Subdivision Control Ordinance; therefore, the staff recommends Secondary approval.

The Board examined said request and after due consideration and deliberation, a motion was made and seconded (*Doriot/Burbrink*) that Secondary approval be granted as the Plat Committee finds that this subdivision meets the requirements of the subdivision control ordinance and conditions of Primary approval. The motion was carried unanimously.

8. The meeting was adjourned at 8:36 a.m.

Respectfully submitted,

Kathleen L. Wilson
Recording Secretary