

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 14<sup>TH</sup> DAY OF MAY 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, Jeff Burbrink, Steven Edwards, and Tom Stump. Lori Snyder was 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 12<sup>th</sup> day of March 2015 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 Primary approval of a one-lot minor subdivision to be known as **SPARKVIEW**, for Steven L. & Ida L. Bender represented by Progressive Engineering, Inc., on property located on the west side of CR 19, 5,000 ft. south of US 6, 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 #00000CR 19-150326-1*.

Brad Cramer, Progressive Engineering, Inc., 58640 SR 15, Goshen, who was present on behalf of the petitioners, said that they have given a tract north of the house to a son and are now giving a tract south of the house to a daughter. He mentioned also that the farm well is near the existing house and far enough away from the new lot's septic field.

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 **SPARKVIEW** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a three-lot minor subdivision to be known as **DEERFIELD ESTATES SECTION 3 MINOR SUBDIVISION**, for Deerfield Real Estate Holdings represented by Lang, Feeney & Associates, Inc., on property located on the north side of CR 2, 800 ft. east of Deer Hollow Drive, in Cleveland Township, zoned A-1, was presented at this time.

Mr. Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #000CR 2-150327-1*.

Terry Lang, Lang, Feeney & Associates, Inc., 715 S. Michigan St., South Bend, who was present on behalf of the petitioner, said that the project cleans up lots platted in the early '90s that were part of a preliminary plat for Deerfield Estates. The plat was never vacated, and several lots

that were never constructed have now been reconfigured into three parcels. There is a purchaser for one of the five-acre pieces, and the lots, which will remain residential, will feature large homes, he said.

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 three-lot minor subdivision to be known as ***DEERFIELD ESTATES SECTION 3 MINOR SUBDIVISION*** 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 ***GOODMAN FARM MINOR SUBDIVISION***, for Catherine Louise Mabie and Rita Jean Raval represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 19, 1,150 ft. south of CR 2, common address of 51271 CR 19 in Washington Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #51271County Road 19-150330-1*.

Ronnie Justice, Advanced Land Surveying of Northern Indiana, Inc., 17120 CR 46, New Paris, who was present on behalf of the petitioners, said that they acquired property through an estate and are now creating a couple of small lots to dispose of some of it.

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 ***GOODMAN FARM 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 ***KRITZMAN SUBDIVISION - LOT 1***, for Millersburg Lumber Co., Inc., represented by AR Engineering, LLC, on property located on the west side of Jackson Street (SR 13), 500 ft. south of CR 42, common address of 215 S. Jackson St. in Benton Township, zoned A-1, was presented at this time.

Ms. Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #215SJacksonSt-150330-1*.

The petitioner's representative was not present.

Mr. Doriot commented that the submitted drawing is not a plat but a preliminary drawing and noted that a professional engineer cannot sign a plat. A licensed surveyor must sign it at the time of Secondary approval, he said, offering, however, that the Town of Millersburg is in favor of the project.

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

**Motion: Action:** Approve, **Moved by** Blake Doriot, **Seconded by** Jeff Burbink, that this request for Primary approval of a one-lot minor subdivision to be known as ***KRITZMAN SUBDIVISION - LOT 1*** be approved in accordance with the Staff Analysis with the following condition:

1. The land surveyor's seal to be on the final plat.

The motion was carried with a unanimous vote.

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

Respectfully submitted,

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Daniel Dean, Recording Secretary