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## MADISON COUNTY PLAT REVIEW MINUTES

### October 25, 2012

**Members Present:** Ken Ellis, Planning Director, Pat Manship, County Surveyor, and Steve Schmidt, Soil & Water.

**Members Absent:** Chuck Leser, County Engineer, and Steffanie Owens, County Commissioner.

### **CURRENT BUSINESS**

Roll call taken, with two members: Chuck Leser, and Steffanie Owens being absent.

### **New Business**

1. Petition: Final Plat of Administrative Plat 2012-P-013  
Address: 392 E 1550 N., Summitville, IN 46070  
Location: Van Buren Township  
Petitioner: Larry Dale Craib, Personal Representative of the Estate of Dale Frederick Craib  
Surveyor: Richard E. Ward & Associates  
Zoning: AG  
Lot(s): 1.  
Acreage: Lot 1 – 3.0 acres, more or less.

Richard Ward with Richard Ward & Associates is representing the Petitioner. This is a one lot subdivision.

Member Ellis stated that the Planning Staff reviewed this and it complies with our code.

Member Manship made a motion to approve Final Plat 2012-P-013 as presented. Member Schmidt seconded the motion. Vote was unanimous in favor of the motion.

**Final Plat 2012-P-013 Approved.**

2. Petition: Final Plat of Administrative Plat 2012-P-012  
Address: 10801 S 700 W., Fortville, IN  
Location: Green Township  
Petitioner: Josip Beleta  
Surveyor: Lee Wood Land Surveying  
Zoning: AG  
Lot(s): 4.  
Acreage: Lot 1 – 5.62 acres, Lot 2 -6.43 acres, Lot 3 – 6. 43 acres, Lot 4 – 6.39 acres, more or less

Lee Wood with Lee Wood Land Surveying is representing the Petitioner. This is a Final Plat of the four lots that he wants to split. The changes were made that were requested on the Preliminary Plat.

Member Manship asked about the open channel and creating an easement.

Mr. Wood stated that he talked to Chuck and there is really no record of downstream on this property being a legal drain. There is nothing that I can find. I called Hancock County because they have an open channel south of the county line, that is a regulated drain but that surveyor told me that after it crosses the line she has no idea. There wasn't anything done between the counties that she had on file or record to say yes it's a regulated drain through there. In 1982 when John Manship was Surveyor in Madison County and I think Brad Rainer was Surveyor in Hancock County, there was a tile put on along 700 West that dumped into the creek. Chuck in the Surveyor's Office of Madison County said that it was never on maintenance, I cannot find anything on the location or the size.

Member Manship stated that he doesn't want to hold this up, that he had time to look at it and if they ever want to put a driveway thru there they can deal with it at that time.

Member Ellis stated that the Staff finds this in conformance with the Development Code and the Subdivision Control Code.

Member Manship made a motion to approve Final Plat 2012-P-012 as presented. Member Schmidt seconded the motion. Vote was unanimous in favor of the motion.

**Final Plat 2012-P-012 Approved.**

- 3. Petition: Preliminary Plat of Administrative Plat 2012-P-014
- Address: TBA
- Location: S side of 850 S approx. ¼ mile E of 300 W, Fall Creek Twp
- Petitioner: Sid C. & Jill J. Rogers
- Surveyor: Lee Wood Land Surveying
- Zoning: AG
- Lot(s): 1
- Acreage: Lot 1 – 5.0 acres, more or less

Lee Wood with Lee Wood Land Surveying is representing Jimmy Greer and his wife who is the daughter and son in law of Sid and Jill Rogers. They own a 66.6 acre tract and they are looking at selling this 5 acre tract to their kids to build a house at the northeast corner, the tributary is to the west and the south, but they are going to be about 600 feet away.

Member Manship stated that this was presented at the Drainage Board at their last meeting and Mr. Purdue said he was going to go out there.

Member Ellis stated that the Staff finds this in conformance with the Development Code and the Subdivision Control Code.

Member Schmidt made a motion to approve Preliminary Plat 2012-P-014. Member Manship seconded the motion. Vote was unanimous in favor of the motion.

**Preliminary Plat 2012-P-014 Approved.**

4. Petition: Preliminary Plat of Administrative Plat 2012-P-015  
Address: TBA  
Location: NW corner of 1300 N & SR 37, Duck Creek Twp.  
Petitioner: Gerry Wittkamper  
Surveyor: Rayl Surveying & Engineering, Inc  
Zoning: AG  
Lot(s): 1.  
Acreage: Lot 1 – 3.107 acres, more or less

Steve Servies with Rayl Surveying & Engineering, Inc. is representing the Petitioner. We are proposing to split off the existing home on the property.

Member Manship asked what is going on with the three parcels. I talked to Judy King about this and then got to reading and it's in an estate.

Member Schmidt asked if the Health Department was good with the septic. Mr. Servies stated that this is an existing septic and it is functioning properly.

Member Manship asked if the Wittkamper's were still going to own the property around it and Mr. Servies said yes.

Member Ellis stated that the Planning Staff found that it met the Development Standards and the standards for the Subdivision Control Ordinance.

Member Schmidt made a motion to approve as presented, Preliminary Plat 2012-P-015. Member Manship seconded the motion. Vote was unanimous in favor of the motion.

**Preliminary Plat 2012-P-015 Approved.**

Member Manship made a motion to adjourn, Member Schmidt seconded the motion.

Adjournment: 9:17:09 a.m.