



*Approved
12-9-10*

MADISON COUNTY PLAT REVIEW MINUTES November 12, 2010

Members Present: Bill Maxwell, Interim Director, Paul Wilson, County Commissioner, Pat Manship, County Surveyor, and Brenda Palmer, Plat Map Maintenance.

CURRENT BUSINESS

1. Roll call taken with two members, Chuck Leser and Steve Schmidt being absent.
2. Member Wilson made a motion, seconded by Member Palmer to approve the minutes for the October 28, 2010 meeting. The vote was unanimous in favor of the motion.

NEW BUSINESS

1. **Petition:** Final Plat for Administrative Plat 10-P-034
Address: Northwest Corner of State Road 13 and Co. Rd 1700 North
Location: Duck Creek Township
Petitioner: Meyer, Joan
Surveyor: Rayl Surveying & Engineering, INC
Zoning: AG
Lot(s): 1
Acreage: Lot 1 – 5.38 acres,

Penny Narum with Rayl Surveying and Engineering, briefed the Board Members on this split to subdivide off the house portion of this acreage for her estate purposes.

Member Wilson made a motion to approve Final Plat 2010-P-034. Member Palmer seconded the motion. Vote was unanimous in favor of the motion. **Final Plat for Administrative Plat 10-P-034 Approved.**

2. **Petition:** Final Plat for Administrative Plat 10-P-030
Address: South Side of Co. Rd 800 South approx. ¼ Mile East of Co. Rd 400 East
Location: Adams Township
Petitioner: Pottorff, Anna, et al
Surveyor: Ashton Land Survey
Zoning: AG
Lot(s): 4
Acreage: Lot 1 – 2.0 acres, Lot 2 – 2.0 acres, Lot 3 – 16.51 acres,
Lot 4 – 50.93 acres more or less

Jeremy Slater with Ashton Land Surveying representing the Petitioner. This land is in an estate and they are just wanting to split this into 4 lots. Member Palmer stated that as long as this is the same as what you emailed me this plat is okay.

Member Wilson made a motion to approve Petition 2010-P-030. Member Manship seconded the motion. Vote was unanimous in favor of the motion. **Final Plat for Administrative Plat 10-P-030 Approved.**

3. **Petition:** Preliminary Plat for Administrative Plat 10-P-037
Address: West side of State Road 9 approx. ½ mile South of Co. Rd. 1300 North
Location: Monroe Township
Petitioner: Elsworth, Mark A. & Toni A
Surveyor: Richard E. Ward & Associates
Zoning: AG
Lot(s): 1
Acreage: Lot 1 – 4.00 acres, more or less

Rudy Vugteveen with Richard Ward Land Surveying is representing the Petitioners. I am here to present the Rural Development Concept Plan. They are wanting to create one 4-acre lot out of their 44-acre parcel. There are no major issues on this. They are aware that should the house burn down they would have to comply with today's setback requirements.

Member Manship made a motion to approve Primary Plat Rural Development Concept Plan 2010-P-037. Member Palmer seconded the motion. Vote was unanimous in favor of the motion. **Preliminary Plat for Administrative Plat 10-P-037 Approved.**

4. **Petition:** Preliminary Plat for Administrative Plat 10-P-038
Address: North side of Co. Rd 500 North approx. ½ mile West of Co. Rd 700 West
Location: Jackson Township
Petitioner: Otto, John
Surveyor: Precise Land Surveying
Zoning: AG
Lot(s): 1
Acreage: Lot 1 – 4.963 acres, more or less

Keith Van Wienen, Precise Land Surveying. This is a 5-acre parcel being split out of a 24-acre parcel of ground. We created a 50 foot ingress/egress easement. The 50' easement would give them their road frontage.

Member Palmer asked if the Petitioners were aware that there are a couple of buildings over the line. Mr. Van Wienen stated that they are both movable.

Further discussion held between Mr. Van Wienen and the Board Members regarding the lateral system and the flood plain area.

Member Manship made a motion to approve Preliminary Plat for Administrative Plat 10-P-038 with the condition that we need verification of septic system approval and obtaining a building permit. Member Palmer seconded the motion. Vote unanimous in favor of the motion.

Preliminary Plat for Administrative Plat 10-P-038 Approved with Conditions.

5. **Petition:** Preliminary Plat for Administrative Plat #10-P-031
Address: West side of Co. Rd 450 East approx. ¼ Mile South of Co. Rd 400 South

Location: Adams Township
Petitioner: DeBruhl, Brank
Surveyor: Richard E. Ward & Associates
Zoning: AG
Lot(s): 3
Acreage: Lot 1 – 3 acres, more or less, Lot 2 – 4.837 acres, more or less,
Lot 3 – 20.747 acres, more or less

Rudy Vugteveen, Richard Ward & Associates, representing Petitioners. Mr. Vugteveen briefed the Board on the intentions of this plat. We received Drainage Board approval this past Wednesday. The proposed parcels to Warthman and Zambos are awaiting final replat approval.

Member Palmer said on the final plat we definitely need dimensions and bearings on that private drive. Make sure that on this plat when you do it that it does have a maintenance agreement.

Member Manship and Mr. Vugteveen had a discussion on the driveway with regards to emergency vehicles having ample space for access to these parcels. Mr. Vugteveen stated that the Fire Chief is meeting him on the property on Tuesday.

Member Wilson verified that the two parcels up for replat would not be using this drive for access to their property. Mr. Vugteveen stated no they would not be using this drive. This plat as well as the replats need to state that the Warthman and Zambos properties can not access their properties off of this private drive. Utility easement discussion held between owners and Board Members.

Member Palmer asked for clarification on utility easements being required on these plats and should they be in the 50' driveway easement.

Member Wilson made a motion to approve Preliminary Plat under the conditions that at the time of the Final Plat that all replats and the appropriate drawings will be submitted along with the voluntary easements before this is approved. Member Manship seconded the motion. Vote was unanimous in favor of the motion. **Preliminary Plat for Administrative Plat 10-P-031**
Approved with Conditions.

6. **Petition:** Preliminary Plat for Administrative Plat #10-P-032
Address: West side of Co. Rd 450 East approx. ¼ Mile South of Co. Rd 400 South
Location: Adams Township
Petitioner: DeBruhl, Brank
Surveyor: Richard E. Ward & Associates
Zoning: AG
Lot(s): 3
Acreage: Lot 1 – 10.382 acres, more or less, Lot 2 – 6.002 acres, more or less,
Lot 3 – 17.447 acres, more or less

Rudy Vugteveen, Richard Ward & Associates, representing Petitioners. This plat is directly south of 10-P-031. This is a split for 3 lots. We have a private drive that is going back to service these lots. Part of the private drive will be on lot 1 and part of it on lot 3. This private drive will be servicing lots 1, 2, and 3. Again we did receive Drainage Board approval on Wednesday, based upon the fact that he will put at least one culvert pipe under the private drive that will allow water to get to that open ditch that is adjacent on the south to that drive.

Member Wilson is going to speak to the Chairman of the Drainage Board to determine what size of culvert pipe is required.

Member Wilson made a motion to approve Preliminary Plat 10-P-032. Member Manship seconded the motion. Vote was unanimous in favor of the motion. **Preliminary Plat for Administrative Plat 10-P-032 Approved.**

Member Wilson made a motion to adjourn, seconded by Member Manship.

Adjournment: 10:09:53 A.M.