

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 13<sup>TH</sup> DAY OF NOVEMBER 2014 AT 8:45 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, Steven Edwards, Lori Snyder, and Tom Stump. Jeff Burbrink was absent. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, Planning Manager; Mark Kanney, Planner; Kathy Wilson, Administrative Manager; and James W. Kolbus, Attorney for the Board. Liz Gunden, Planner, was absent.

2. A motion was made and seconded (*Doriot/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 9<sup>th</sup> day of October 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Doriot/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 one-lot minor subdivision to be known as **HOPEFUL HARVEST FARM SECOND**, for Perry L. & Carolyn W. Miller represented by Brads-Ko Engineering & Surveying, Inc., on property located on the East side of CR 37, 1,290 ft. North of CR 34, common address of 62780 CR 37 in Clinton Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #62780CR 37-141006-1*, adding that the petition has undergone technical committee review twice and is not deficient.

Barry Pharis, Brads-Ko Engineering & Surveying, Inc., 1009 S. Ninth St., Goshen, was present on behalf of the petitioners and said that several years ago Brads-Ko submitted a Planned Unit Development for the property west of the subject property, after taking the project from another company. The current project corrects an oversight; the subject property should have been platted at the time of the first project. The current petition is to have the subject property recognized, then, as a legal, buildable tract.

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 **HOPEFUL HARVEST FARM SECOND** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for Primary approval of a two-lot minor subdivision to be known as **DERIA TOO**, for Gordy, Inc., represented by Progressive Engineering, Inc., on property located on the North side of CR 16, 2,580 ft. Southeast of Toledo Road (US 20), common address of 24467 CR 16 in Concord Township, zoned R-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #24467CR 16-140902-1*.

Brad Cramer, Progressive Engineering, Inc., 58640 SR 15, Goshen, was present on behalf of the petitioners and said that the subject area is the south part of the Sautters' nursery. The owner wishes to split the subject area and have an east buildable lot. The highway department has been notified of the sight distances, he said, and the owner has agreed to install a new septic system instead of refurbishing the existing one.

He mentioned also that while the west sight distance from the existing driveway is short, distances in both directions from the proposed driveway exceed 600 ft.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Blake Doriot, that this request for Primary approval of a two-lot minor subdivision to be known as **DERIA TOO** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

*\* It is noted that Blake Doriot stepped down from the Board at this time.*

6. The application for Primary approval of a two-lot minor subdivision to be known as **BURKHOLDER COUNTRY MINOR**, for Robert W. Burkholder represented by B. Doriot & Associates, Inc., on property located on the East side of CR 23, 1,800 ft. North of CR 18, common address of 57662 CR 23 in Jefferson Township, zoned A-1, was presented at this time.

Mark Kanney presented the Staff Report/Staff Analysis, which is attached for review as *Case #57662CR 23-140804-1*.

Jennifer Doriot, B. Doriot & Associates, Inc., 15815 CR 50, Syracuse, was present on behalf of the petitioner and said that the petitioner would like a new homesite on lot 2.

Lori Snyder asked whether a drive for lot 2 off CR 23 is planned, and Mrs. Doriot said yes, the petitioners will have to get a curb cut from the highway department.

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

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

7. The meeting was adjourned at 8:54 a.m.

Respectfully submitted,

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Daniel Dean, Recording Secretary