

ELKHART COUNTY PLAT COMMITTEE

9:00 A.M.

Public Service Building
MEETING ROOMS A & B
4230 Elkhart Road, GOSHEN, INDIANA

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of August 2025.

Acceptance of the Elkhart County Development Ordinance, and Staff Report materials as evidence for today's hearings.

9:00 A.M.

- A. Petitioner: David A. & Mary H. Davidsen (page 1)
 represented by B. Doriot & Associates, Inc.
 Petition: for primary approval of a 3-lot minor subdivision to be known as **RIDING
SON MINOR.**
 Location: south side of CR 18, 1,835 ft. east of CR 21, common address of 19908 CR
 18 in Jefferson Township. (MI-0502-2025)

B. Petitioner: S & L Yoder, LLC (page 2)
 represented by Advanced Land Surveying of Northern Indiana, Inc.
 Petition: for primary approval of a 2-lot minor subdivision to be known as **S & L
YODER LLC MINOR SUBDIVISION.**
 Location: west side of CR 35, 2,030 ft. south of CR 4, common address of 52335 CR 35
 in York Township. (MI-0509-2025)

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: MI-0502-2025.

Parcel Number(s): 20-07-16-301-026.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as RIDING SON MINOR.

Petitioner: David A. & Mary H. Davidsen, represented by B. Doriot & Associates, Inc.

Location: South side of CR 18, 1,835 ft. east of CR 21, in Jefferson Township.

Site Description: Proposed lot 1 is 1.14 acres, rectangular in shape, with a proposed residence. Proposed lot 2 is 0.73 acres, irregular in shape, with an existing residence and driveway. Proposed lot 3 is 1.24 acres, irregular in shape, with an existing accessory structure and driveway and a proposed residence.

History and General Notes:

- This minor subdivision includes a 55 ft. lot width Developmental Variance (Ordinance requires 100 ft.) for lot 3.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 08/04/2025 Meeting Date: September 11, 2025 Transaction #: MI-0502-2025
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 3-lot minor subdivision to be known as RIDING SON MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc.	David A & Mary H Davidsen	B. Doriot & Associates, Inc.
P.O. Box 465	19908 Cr 18	P.O. Box 465
New Paris, IN 46553	Goshen, IN 46528	New Paris, IN 46553

Site Address: 19908 County Road 18
Goshen, IN 46528

Parcel Number: 20-07-16-301-026.000-019

Township: Jefferson

Location: SOUTH SIDE OF CR 18, 1,835 FT. EAST OF CR 21

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

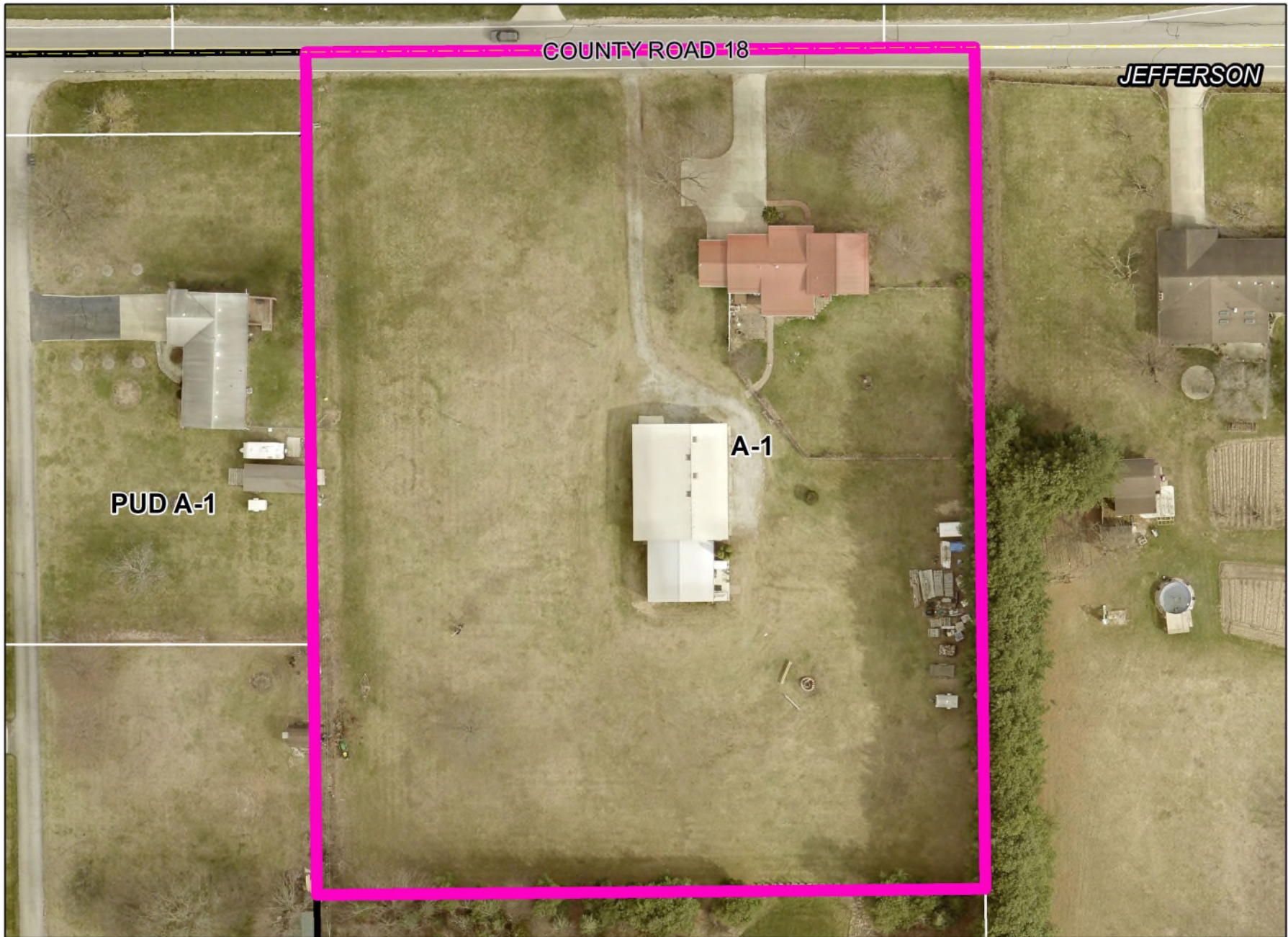
Legal Description:

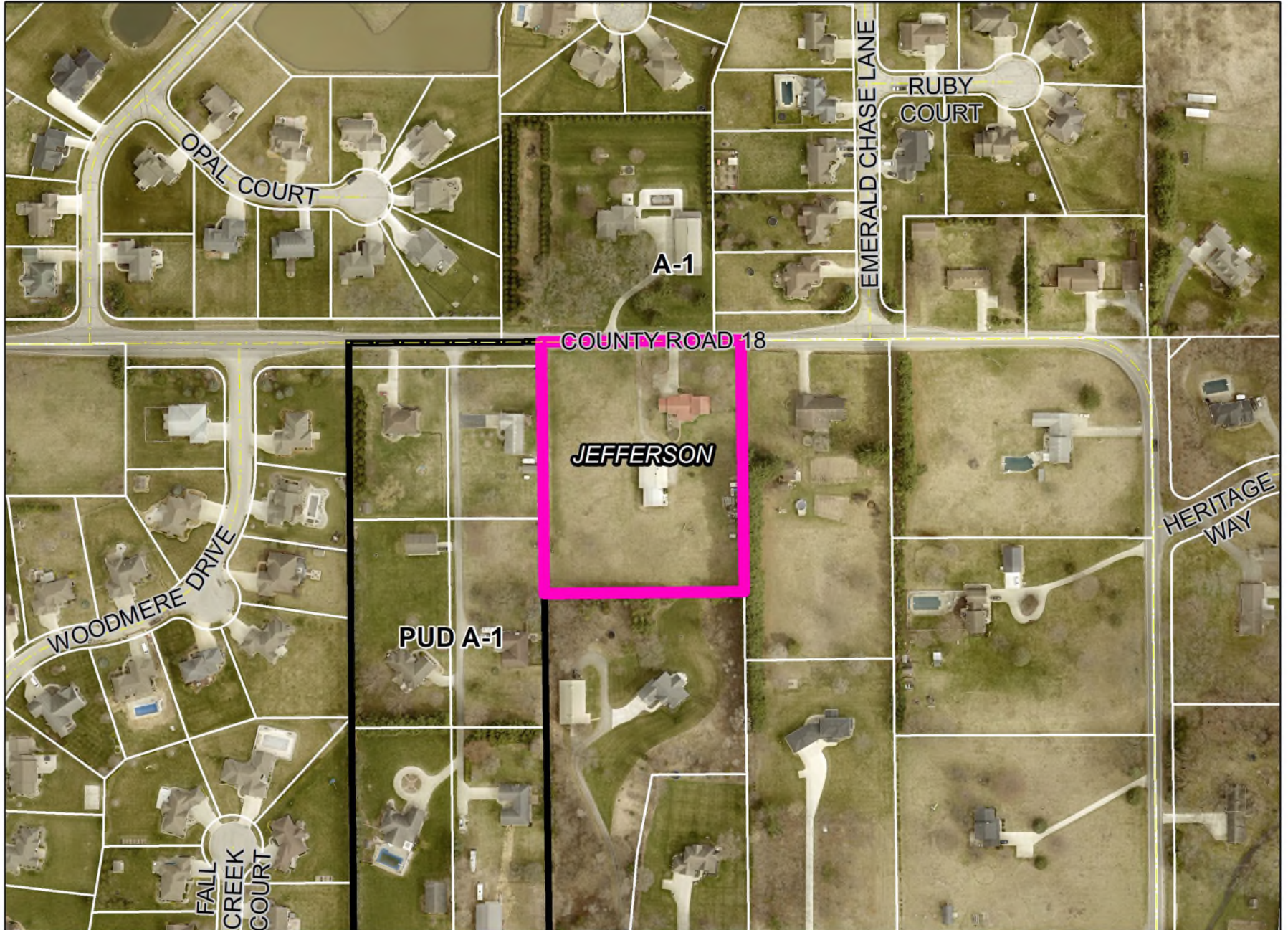
Comments: for a 55 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed Lot 3

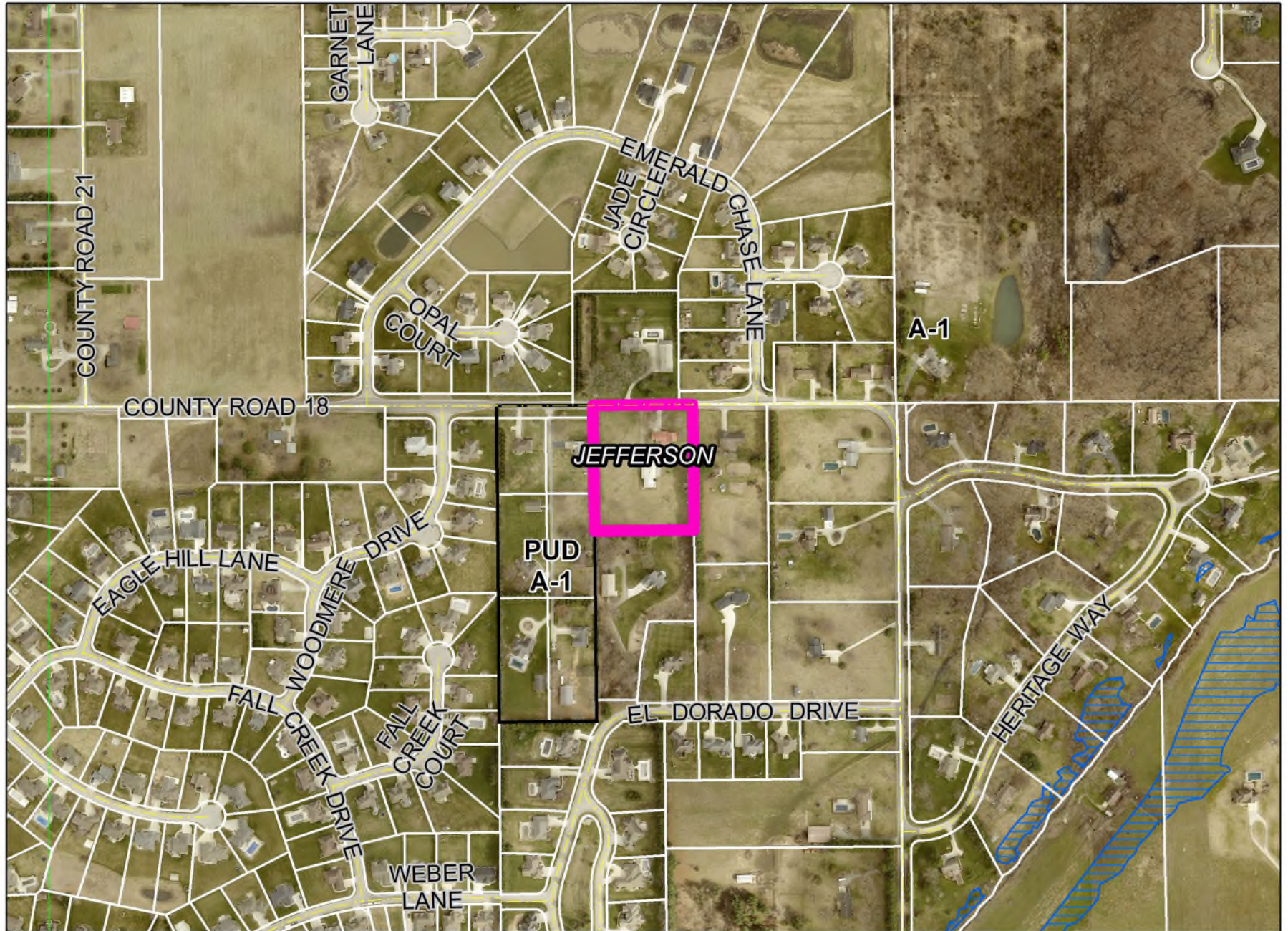
Applicant Signature:

Department Signature:

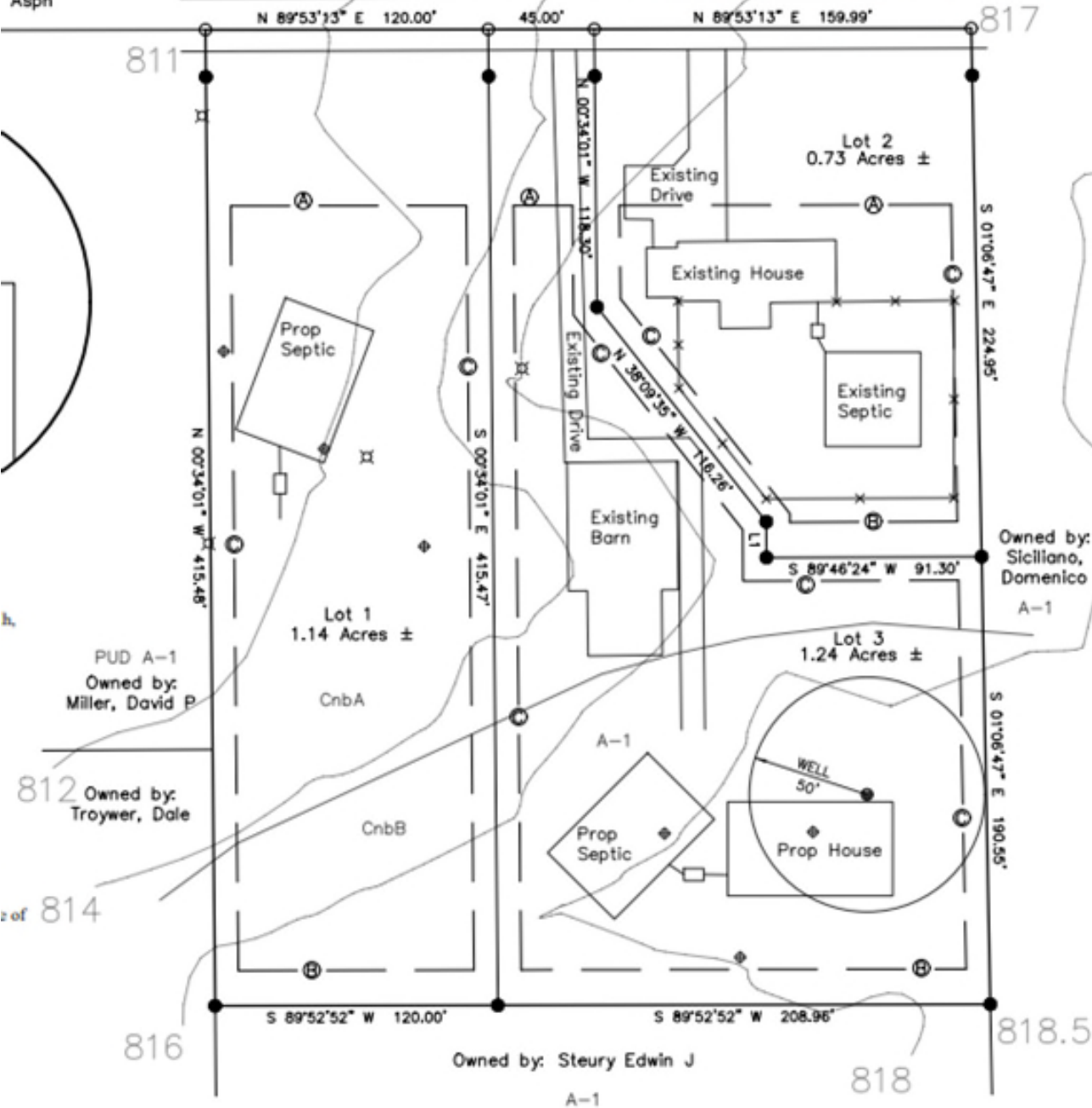
MI-0502-2025







Asph



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: MI-0509-2025.

Parcel Number(s): 20-04-21-176-002.000-032.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as S & L YODER LLC MINOR SUBDIVISION.

Petitioner: S & L Yoder, LLC, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: West side of CR 35, 2,030 ft. south of CR 4, in York Township.

Site Description: Proposed lot 1 is 7.67 acres, flag-shaped, with a proposed residence. Proposed lot 2 is 6.2 acres, rectangular in shape, with a proposed residence.

History and General Notes:

- **June 25, 2020** – A 1-lot subdivision known as M & K Troyer Minor Subdivision was recorded.
- **April 16, 2025** – A 3-lot subdivision known as M & K Troyer 2nd and Replat of M & K Troyer Minor was recorded.
- **June 5, 2025** – A 2-lot subdivision known as Replat of Lots 2 & 3 of M & K Troyer 2nd and Replat of M & K Troyer Minor was recorded. A division of lot 3A of this subdivision is what is proposed today.
- This minor subdivision includes a 50 ft. lot width Developmental Variance (Ordinance requires 100 ft.) for lot 1.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

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Minor Subdivision - Primary

Date: 08/04/2025	Meeting Date: September 11, 2025 Plan Commission Hearing (Subdivision)	Transaction #: MI-0509-2025
Description: for primary approval of a 2-lot minor subdivision to be known as S & L YODER LLC MINOR SUBDIVISION		
Contacts: <u>Applicant</u> Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	<u>Land Owner</u> S & L Yoder, Llc 11661 Oak Hills Dr Middlebury, IN 46540	<u>Private Surveyor</u> Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553
Site Address: 52335 County Road 35 Bristol, IN 46507	Parcel Number: 20-04-21-176-002.000-032	
Township: York Location: West Side Of County Road 35, 2,030 ft. South Of County Road 4		
Subdivision:	Lot #	
Lot Area:	Frontage:	Depth:
Zoning: A-1, A-1, A-1	NPO List:	
Present Use of Property:		
Legal Description:		
Comments: SEE MI#0301-02020 Primary - 1-lot minor subdivision to be known as M & K TROYER MINOR SUBDIVISION, APPROVED 6/11/2020 SEE MI-0454-2020 Secondary - 1-lot minor subdivision to be known as M & K TROYER MINOR SUBDIVISION SEE DV-0099-2025 APPROVED 3/19/2025 FOR ROAD FRONTAGE ON PROPOSED LOT 2 SEE MI-0126-2025 for primary approval of a 3-lot minor subdivision to be known as M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR SEE MI-0232-2025 - Secondary -3-lot minor subdivision to be known as M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR SEE MI-0350-2025 for secondary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 2 OF M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR ** Also including DV for road frontage on Lot 1 for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence		
Applicant Signature:	Department Signature:	

