

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 11<sup>TH</sup> DAY OF DECEMBER 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, Jeff Burbrink, Steven Edwards, Lori Snyder, and Tom Stump. Staff members present were: Chris Godlewski, Plan Director; Brian Mabry, 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 (*Doriot/Stump*) that the minutes of the last regular meeting of the Elkhart County Plat Committee held on the 13<sup>th</sup> day of November 2014 be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Burbrink/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 ***D & V YODER MINOR SUBDIVISION***, for Dannie & Vera Yoder represented by Advanced Land Surveying, on property located on the East side of CR 37, 1,200 ft. North of CR 36, in Clinton Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #CR 37-141103-1*.

No representative was present.

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 ***D & V YODER MINOR SUBDIVISION*** be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Blake Doriot, Jeff Burbrink, Lori Snyder, Steven Edwards, Tom Stump.

*\* It is noted that Mr. Doriot stepped down from the Board at this time and was not present for the remainder of the meeting.*

5. The application for Primary approval of a one-lot minor subdivision to be known as ***LOTUS KUHNS MINOR***, for Lotus D. & Loretta Kuhns represented by B. Doriot & Associates, Inc., on property located on the West side of CR 11, 900 ft. South of SR 119, common address of 66345 CR 11 in Harrison Township, zoned A-1, was presented at this time.

Liz Gunden presented the Staff Report/Staff Analysis, which is attached for review as *Case #66345CR 11-141006-1*.

Jeff Sager, B. Doriot & Associates, Inc., PO Box 465, New Paris, was present on behalf of the petitioners but offered no comments.

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 one-lot minor subdivision to be known as *LOTUS KUHNS MINOR* be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** Jeff Burbrink, Lori Snyder, Steven Edwards, Tom Stump.

**Absent:** Blake Doriot.

6. The application for Primary approval of a two-lot minor subdivision to be known as *MULLET CROSSROAD MINOR*, for Delbert L. Mullet & Anna M. Mullet Trust dated April 4, 2008, represented by B. Doriot & Associates, Inc., on property located on the Northeast corner of SR 13 and CR 36, common address of 63920 SR 13 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 #63920SR 13-141103-1*.

Mr. Burbrink asked for confirmation that the problem at the site is high groundwater, and Mr. Kanney's response was that "they have fit in mound systems."

Jeff Sager, B. Doriot & Associates, Inc., PO Box 465, New Paris, was present on behalf of the petitioners and stated that a special septic system has been designed for placement south of the barn. Water will drain from an area northeast of the subject property, and a swale will be installed east of the property going south toward CR 36. All county standards that allow for draining have been met, Mr. Sager said.

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

**Motion: Action:** Approve, **Moved by** Tom Stump, **Seconded by** Jeff Burbrink, that this request for Primary approval of a two-lot minor subdivision to be known as *MULLET CROSSROAD MINOR* be approved in accordance with the Staff Analysis with the following condition:

1. That the site-specific accommodations for septic are made as directed by the Elkhart County Health Department.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** Jeff Burbrink, Lori Snyder, Steven Edwards, Tom Stump.

**Absent:** Blake Doriot.

7. The meeting was adjourned at 8:51 a.m.

Respectfully submitted,

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Daniel Dean, Recording Secretary