

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 14TH DAY OF MARCH 2024 AT 9:00 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> ST., GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Adam Coleson, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark.**

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8th day of February 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of a 2-lot minor subdivision to be known as RODRIGUEZ INDEPENDENCE STREET MINOR SUBDIVISION, for Rodriguez Properties represented by Wightman, on property located on the northeast corner of Independence St. & East Bristol St., common address of 1708 E. Bristol St. in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0002-2024*.

Terry Lang, Whiteman, 1402 Mishawaka Ave., South Bend, was present representing the petitioner. He stated as staff has indicated this parcel had been vacant for some time. He went on to say the new buyer is planning on putting two homes on the property. He reviewed the site plan with the board.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as RODRIGUEZ INDEPENDENCE STREET MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 1-lot minor subdivision to be known as MAST'S COUNTY ROAD 37 MINOR, for Ryan E. Mast & Jayne Mast, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the west side of CR 37, 420 ft. south of CR 46, common address of 68637 CR 37 in Benton Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0014-2024*.

Charlie Buzzard, B. Doriot and Associates, P.O. Box 465, New Paris, was present representing the

petitioner. He stated the owners want to build a small house shop in between the barn and the existing home.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as MAST'S COUNTY ROAD 37 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6 The application for primary approval of a 1-lot minor subdivision to be known as MILLER MINOR SUBDIVISION AT CR 20, for Melvin D. Miller & Carrie A. Miller represented by Abonmarche Consultants, on property located on the north side of CR 20, 1,905 ft. west of CR 35, common address of 14293 CR 20 in Middlebury Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0045-2024*.

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

**Motion: Action:** Approve, **Moved by** Steven Clark, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as MILLER MINOR SUBDIVISION AT CR 20 be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 1-lot minor subdivision to be known as DARYL & SARAH MILLER MINOR, for Rudy D. & Lavonda R. Hartman co0trustees of the Rudy D. & Lavonda R. Hartman Joint Revocable Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 30, 840 ft. west of CR 3, common address of 29167 CR 30 in Olive Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0047-2024*.

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

**Motion: Action:** Approve, **Moved by** Phil Barker, **Seconded by** Steve Warner that this request for primary approval of a 1-lot minor subdivision to be known as DARYL & SARAH MILLER MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 1-lot minor subdivision to be known as NDBC MINOR SUBDIVISION, for Nathan & Denise Schroeder represented by Land and Boundary, LLC., on property located on the east side of CR 29, 320 ft. south of CR 56, common address of 72784 CR 29 in Benton Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0046-2024*.

Levi Rednour, Land and Boundary, 401 S. Third St., Goshen, was present representing the petitioner. He stated the parcel was split in 1975 and that is the reason for the minor subdivision. He stated the landowner was planning on building a barn.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Clark that this request for primary approval of a 1-lot minor subdivision to be known as NDBC MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9.      The meeting was adjourned at 9:10 AM

Respectfully submitted,

---

Amber Weiss, Recording Secretary