

**PLAN MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 14TH DAY OF NOVEMBER 2024 AT 9:30 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 Plan Commission was called to order by the Chairman, Roger Miller. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Danielle Richards, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Roger Miller, Brian Dickerson, Brad Rogers.

**Absent:** Phil Barker.

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 10th day of October 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/Clark*) 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 9-lot major subdivision to be known as SCHROCK SUBDIVISION, for Marion L. Schrock represented by Jones Petrie Rafinski, on property located on the south side of US 20, 2,300 ft. east of CR 27, common address of 17420 US 20 in Jefferson Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0697-2024*. Mr. Auvil mentioned that the board was given a revised plat. [*Attached to file as Petitioner Exhibit #1*] He stated there is a question about the drive, and it will be addressed by the surveying company, landowner, and INDOT. He explained that anything INDOT will require will have to be fulfilled before the petition can go through secondary. Mr. Miller asked if INDOT will be approving the entire driveway or just the entrance. Mr. Auvil stated the entrance is the part that would be regulated. Mr. Auvil stated the intention of the property is to be a family compound, and the owner wants it to remain as a farmstead, not a commercial subdivision.

Jeff Barns, Jones Petrie Rafinski, 325 S. Lafayette Blvd., South Bend, was present representing the petitioner. He stated that everything Mr. Auvil stated is correct. He mentioned the petitioner is estate planning, and the proposed 7 lots are for his children. Mr. Barns stated there is a current driveway on lot one, and they would like to keep it private and maintain the privacy. He stated the revised sketch indicates the current building that has an existing driveway, that parcel will now be excluded plat from the subdivision.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Dickerson*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

**Motion: Action:** Approve, **Moved by** Brad Rogers, **Seconded by** Steve Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for primary approval of a 9-lot major subdivision to be known as SCHROCK SUBDIVISION be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).

**Yes:** Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Roger Miller, Brian Dickerson, Brad Rogers

***5. Board of County Commissioners Approvals Following Plan Commission Recommendations***

Jason Auvil reported that the October 7, 2024 Town Council Meeting Middlebury approved a vacation. Mr. Auvil also reported on the October 21, 2024 County Commissioners petition approvals.

A motion was made and seconded (*Miller/Dickerson*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:39 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Lori Snyder, Chairman