

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 10TH DAY OF APRIL 2025 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, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

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

**Absent: Steven 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 13th day of March, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/Snyder*) that the Elkhart County Development 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 1-lot minor subdivision to be known as VANCE MINOR PLAT, for Kim R. Daugherty represented by Prince Land Surveying, LLC, on property located on the north side of Forestview Ave., 480 ft. east of CR 113 southwest of US 33, in Concord Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0119-2025*.

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

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

5. The application for primary approval of a 3-lot minor subdivision to be known as PUMPKINVINE PASTURES, for Marvin L. & Erma T. Miller & Verlin & Norma Schlabach Trust represented by Abonmarche Consultants, on property located on the east side of CR 35, 985 ft. south of CR 22, common address of 58304 CR 35 in Middlebury 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-0121-2025*. He mentioned he is eliminating the final bullet point from the staff report. He stated the building is eligible to be an agribusiness with no Special Use required per the county attorney.

Mrs. Snyder asked what type of business is on the property.

Crystal Welsh, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She stated the petitioners install chicken equipment and housing for farmers. She

mentioned that most of the material is delivered to the work site, and they go to the location to install it. She explained that there is a showroom on site at the agribusiness with some smaller equipment available for purchase. Mr. Warner asked if semis make deliveries to the property. Mrs. Welsh verified that there have only been two semi deliveries in the past year. She explained that most deliveries are done with pickup trucks or pickup trucks with trailers. Mr. Warner stated that it appears the driveway could accommodate that type of traffic. Mrs. Welsh mentioned they are working with the Highway Department on an appropriately sized driveway.

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

**Motion: Action:** Approve, **Moved by** Phil Barker, **Seconded by** Steve Edwards that this request for primary approval of a 3-lot minor subdivision to be known as PUMPKINVINE PASTURES 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 DOUBLE R HOMESTEAD, for Presser Properties LLC represented by Abonmarche Consultants, on property located on the west side of CR 25, 1,440 ft. northeast of CR 2, common address of 50803 CR 25 in Washington 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-0122-2025*.

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 DOUBLE R HOMESTEAD be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 3-lot minor subdivision to be known as M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR, for Myron Troyer and Kayla J. Troyer, Husband and Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 35, 1,725 ft. south of CR 4, common address of 52335 CR 35 in York Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0126-2025*.

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

**Motion: Action:** Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that this request for primary approval of a 3-lot minor subdivision to be known as M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8.      The meeting was adjourned at 9:08 A.M.

Respectfully submitted,

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Amber Weiss, Recording Secretary