

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF DECEMBER 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., 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 Coordinator and Don Shuler, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steven Edwards, Steve Warner, Steve Clark.

Absent: Lori Snyder.

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 November 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edward/Clark*) 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 MARTIN THOR MINOR SUBDIVISION, for Martin Brothers Contracting (Buyer) & Thor Wakarusa, LLC (Seller) represented by Surveying and Mapping, on property located on the east side of South Indiana St., 1,000 ft. south of E. Waterford St., in Olive Township, zoned M-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0701-2025*.

Mr. Warner asked if the drainage was adequate for this site.

Debra Hughes, Surveying and Mapping, 2810 Dexter Dr., Elkhart, was present representing the petitioner. She stated that Thor is willing to sell property to Martin Brother's Contracting. She added Martin Brother's contracting owns a building north of the subject property that is used for warehousing for a residential contracting company. She stated they have made arrangements to buy 9- acre lot adjacent to their main building with the future plans of building an office for their business. She explained a preliminary site plan has been provided to show their future building and drainage plan. She explained there will have to be a separate drainage plan when they are ready to build.

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

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

5. The application for a primary approval of a 1-lot minor subdivision to be known as JENNINGS MINOR, for Caleb Andrew Bontrager represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 33, 265 ft. south of CR 20, common address of 58578 CR 33 Goshen, IN 46528 in Middlebury 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-0703-2025*.

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

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

6. The application for secondary approval of 9-lot major subdivision to be known as INDIAN CREEK-PHASE ONE, for Spartin Development LLC represented by Abonmarche Consultants, on property located on the west side of CR 23, 1,670 ft. north of CR 18, in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0702-2025*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards that this request for secondary approval of 9-lot major subdivision to be known as INDIAN CREEK-PHASE ONE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:06 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary