

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 13TH DAY OF FEBRUARY 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, Lori Snyder. 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, Steve Clark.**

2. A motion was made and seconded (*Edwards/Snyder*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of January 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Snyder/Edwards*) 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 3-lot minor subdivision to be known as DUNKIN MINOR SUBDIVISION, for Kevin Dunkin represented by Land & Boundary, LLC, on property located on the east side of CR 13, 375 ft. South of CR 16, common address of 57072 CR 13 in Concord Township, zoned R-1, was presented at this time.

**\*\*It should be noted Steve Clark arrives at this time.\*\***

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0010-2025*.

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 DUNKIN MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote, excluding Steve Clark who abstained.

5. The application for primary approval of a 1-lot minor subdivision to be known as MYRON & LUANN KUHNS MINOR, for Tri-County Land Trustee Corporation (Land Contract Holder) & Myron Kuhns & Luann Kuhns (Land Contract Purchasers) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of SR 13, 2,800 ft. South of CR 34, common address of 63524 SR 13 in Clinton 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-0011-2025*.

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 MYRON & LUANN KUHNS 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 D & E TROYER MINOR SUBDIVISION, for Tri-County Land Trustee Corporation (Land Contract Holder) & Dean J. Troyer & Edna M. Troyer (Land Contract Purchasers) represented by Hand to the Plow Surveying, on property located on the north side of CR 50, 660 ft. West of US 33, common address of 12383 CR 50 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-0014-2025*.

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 D & E TROYER MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as MAPLE VIEW MINOR, for CRN Real Estate, LLC represented by Niblock Excavating, Inc., on property located on the north side of CR 40, 720 ft. West of CR 21, common address of 20129 CR 40 in Elkhart 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-0897-2024*.

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

**Motion: Action:** Approve, **Moved by** Steve Clark, **Seconded by** Phil Barker that this request for primary approval of a 2-lot minor subdivision to be known as MAPLE VIEW 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 2-lot minor subdivision to be known as PINE MILL, for Geoff Boyle represented by Abonmarche Consultants, on property located on the north side of SR 120, 420 ft. West of CR 131, in York Township, zoned R-2, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0875-2024*.

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

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

9. The application for primary approval of a 2-lot minor subdivision to be known as MYERS COUNTY ROAD 31 MINOR, for David W. Bowman represented by B. Doriot & Associates, Inc., on property located on the west side of CR 31, 450 ft. North of CR 18, in Jefferson 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-0898-2024.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Steven Clark that this request for primary approval of a 2-lot minor subdivision to be known as MYERS COUNTY ROAD 31 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The application for secondary approval of a 29-lot major subdivision to be known as TERRA SUBDIVISION SECTION 2, for Steeplechase Homes LLC represented by Surveying and Mapping, on property located on the south end of Tasha Dr., 790 ft. south of State Line Rd., in York 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-0849-2024*.

Mr. Auvil stated that County Highway has some concerns, but due to the weather they have not been able to reinspect their previous concerns.

Debra Hughes, Surveying and Mapping, 2810 Dexter Dr., Elkhart, was present to represent the petitioner. She stated this project has been around since 2006. Mrs. Hughes stated over the years the County standards have changed. She explained that the drainage basins used to be able to be a part of the lots and not have to be in the common area. She mentioned there has been a loss of 2-lots to accommodate the minimum lot size. She stated that the new owners are willing to address and make compliant the Highway Departments concerns. Mr. Warner asked what the concerns were, is it the aging of what has been put in or the design that has been changed. Mrs. Hughes stated the County Highway issued a memo that there was some sprawling of the concrete due to being struck by construction equipment. She went on to say there were concerns that drainage structures were not in the proper spot. She explained if they were not in the proper spot then they would have to be moved and replaced. She explained they were also looking for volumes on the retention basins. Mrs. Snyder asked if Highway was asking to take out the old drainage system. Mrs. Hughes stated if it is damaged, then it is possible. She discussed that the new owner is willing to do whatever it takes to bring it to compliance. Mr. Clark stated these are on 0.5 acre lots, and asked if there was sewer. Mrs. Hughes stated that it was septic and well. She mentioned that they have met all the requirements for septic and well. Mr. Clark stated he was surprised they could get it all in such small lots. Mrs. Hughes stated 0.5 acre lots are nice size and good soils are present. Mr. Clark stated for all the housing that is needed this is a good area.

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

**Motion: Action:** Approve, **Moved by** Steven Clark, **Seconded by** Steve Warner that this request for secondary approval of a 29-lot major subdivision to be known as TERRA SUBDIVISION SECTION 2 be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

11. The meeting was adjourned at 9:15 AM

Respectfully submitted,

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Amber Weiss, Recording Secretary