

**PLAN MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 13TH DAY OF MARCH 2025 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, Lori Snyder. 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:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Brad Rogers.

**Absent:** Roger Miller, Brian Dickerson.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 13th day of February 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Warner/Edwards*) 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 a zone map change from B-3 to R-1, for Lori D. Martin (Buyer) & Christ B. Yoder and Sarah E. Yoder, Husband and Wife (Sellers) on property located on the north side of E. Waterford St., 565 ft. west of SR 19, common address of 908 E. Waterford St. in Olive Township, zoned B-3, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0035-2025*.

Linda Martin, 64394 SR 19 Goshen, was present to represent the petitioner. She stated the reason for the rezoning is for her daughter to be able to live on this property. Mrs. Martin mentioned she has a letter from the Wakarusa Town Board, which was presented to the board. [*Attached to file as Petitioner Exhibit # 1*]. Mr. Rogers asked the reason for the business zoning. Mrs. Richards stated it was connected to the saw mill. Mrs. Snyder asked to make sure the buyer is aware the property is surrounded by multiple mixed zones.

Sara Yoder, 908 E. Waterford St., Wakarusa, was present in support of this rezoning.

A motion was made and seconded (*Rogers/Clark*) 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** Phil Barker that the Advisory Plan Commission recommend to the Wakarusa Town Council that this request for a zone map change from B-3 to R-1 be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Brad Rogers

5. The application for a zone map change from R-2 & R-3 to A-1, for Robert D. Astling and Jacqueline Astling, Husband and Wife on property located on the west side of E. County Line Rd., 2,780 ft. south of CR 2, common address of 51601 E. County Line Rd. in York Township, zoned R-2 & R-3, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0046-2025*. Mr. Dean presented an email to the board from the landowner. *[Attached to file as Staff Exhibit #1]*

Jacqueline Trump Astling, 51601 E. County Line Rd., Middlebury, was present representing as the petitioner. She mentioned that the property has been in the family for generations and has always been used as agricultural land. Mr. Rogers asked for clarification of the properties being rezoned on the map. Mr. Dean explained which property the petitioner owns. Mrs. Astling stated all of the neighboring properties are in agreement with the zone change. She further stated that the future goal for the property is to put up a pole barn and take down the smaller buildings.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Barker*) 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** Steven Clark that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-2 & R-3 to A-1 be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Brad Rogers

6. The application for a zone map change from R-1 to B-3, for Lynda Kay Awald on property located on the west side of Pleasant Plain Ave., 1,000 ft. north of Mishawaka Rd. (CR 20), common address of 3401 Pleasant Plain Ave. 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 #RZ-0048-2025*.

Linda Awald, 3401 Pleasant Plain Ave., Elkhart, was present as the petitioner. She stated she is requesting the rezoning for the economic value of the resale of the property.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) 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** Steven Clark that the Advisory

Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1 to B-3 be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Brad Rogers.

7. The application for a zone map change from A-1 to M-2, for Board of Commissioners Elkhart County on property located on the east side of CR 7, 2,500 ft. north of CR 26, common address of 59530 CR 7 in Concord Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0058-2025*.

John Bowers, 59530 CR 7, Elkhart, was present for this request. He mentioned there are state requirements and setbacks that the landfill will have to comply with. He explained that the entire pink-lined area cannot be used for trash and to keep that in mind. Mr. Warner asked the estimated life span of the landfill. Mr. Bowers stated the current landfill is permitted for another 50-60 years. He mentioned the timeline depends on the amount of trash and flow.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) 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** Phil Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from A-1 to M-2 be approved in accordance with the Staff Analysis.

**Vote: Motion passed (summary: Yes = 6, No = 1, Abstain = 0).**

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Brad Rogers.

**No:** Steven Clark.

#### ***8. Board of County Commissioners Approvals Following Plan Commission Recommendations***

Jason Auvil reported on the February 17, 2025 County Commissioners Meeting approvals and tabled item.

9. Mae Kratzer presented the 8 pages that have been reviewed and the changes in the Developmental Ordinance.

10. A motion was made and seconded (*Warner/Rogers*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:02 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Lori Snyder, Chairman