

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 13TH DAY OF MARCH 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, Steven Clark.**

2. A motion was made and seconded (*Clark/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of February, 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 2-lot minor subdivision to be known as 102 MINOR, for CRN Real Estate LLC represented by Niblock Excavating, on property located on the south side of CR 102, 985 ft. west of CR 25, common address of 17900 CR 102 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-0053-2025*.

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 102 MINOR 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 HABITAT HASTINGS STREET MINOR, for Habitat for Humanity Elkhart County Inc. represented by Abonmarche Consultants, on property located on the west side of Hastings St., 470 ft. north of E. Bristol St., in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0024-2025*.

Crystal Welsh, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She mentioned that the proposed lots are under county jurisdiction, but there have been issues with groundwater contamination. She further stated that the lots will be serviced by city water and have their own septic systems. She indicated that any further development in this neighborhood would follow the same approach. Mrs. Welsh stated they are confident about the soil type and are requesting slightly smaller lots, since a well will not be needed on this lot. Mr. Warner inquired about

the lot sizes, noting that they appear similar to other lots in the neighborhood.

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 HABITAT HASTINGS STREET 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 2-lot minor subdivision to be known as BLESSED ACRES, for Mark Kritzman and Diane Kritzman, Husband and Wife represented by Abonmarche Consultants, on property located on the north side of CR 40, 1,950 ft. east of CR 31, common address of 15655 CR 40 in Clinton 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-0060-2025*.

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

**Motion: Action:** Approve, **Moved by** Steven Clark, **Seconded by** Lori Snyder that this request for primary approval of a 2-lot minor subdivision to be known as BLESSED ACRES 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,

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Amber Weiss, Recording Secretary