AGENDA

ELKHART COUNTY PLAN COMMISSION

October 9, 2025 9:30A.M.

Public Service Building MEETING ROOMS A & B 4230 Elkhart, Rd., GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 14th day of August 2025 and the 11th day of September 2025.

Acceptance of the Elkhart County Development Ordinance, and Staff Report materials as evidence for today's hearings.

PRIMARY APPROVAL 9:30 A.M. (SNYDER)

A. Petitioner: Spartin Development LLC (page 3)

represented by Abonmarche Consultants

Petition: for primary approval of 72-lot major subdivision to be known as *INDIAN*

CREEK.

Location: northwest corner of CR 23 & CR 18, in Jefferson Township.

(MA-0565-2025)

B. Petitioner: Emerald Chase Land Development (page 4)

represented by Abonmarche Consultants

Petition: for primary approval of 62-lot major subdivision to be known as *LUXE*

GRANGER.

Location: south side of CR 1, 2,445 ft. west of CR 5, in Cleveland Township.

(MA-0566-2025)

REZONING

C. Petitioner: Michiana Home Rentals Inc. (page 5)

Petition: for a zone map change from R-1 to B-2.

Location: east side of SR 15, 900 ft. north of SR 120, common address of 402 Motville

Rd. in Washington Township. (RZ-0514-2025)

DETAILED PLANNED UNIT DEVELOPMENTS

D Petitioner: Devon R. & Mattie M. Miller (page 6)

represented by Wightman

Petition: for a zone map change from A-1 to DPUD M-2 and for primary approval of a

1-lot minor subdivision to be known as *D & M SALES 1*ST *AMENDMENT*.

Location: north side of CR 22, 2,380 ft. west of CR 37, common address of 13487 CR

22 in Middlebury Township. (DPUD-0511-2025)

PUBLIC MEETING ITEMS (time of review at the discretion of the Plan Commission)

STAFF/BOARD ITEMS (time of review at the discretion of the Plan Commission)

- ➤ Board of County Commissioners Approvals Following Plan Commission Recommendations.
- ➤ 2026 Planning Calendar.

ADJOURNMENT

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26 Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark - County Council Liaison: no term

Brad Rogers - County Commissioners Liaison: no term

Brian Dickerson – Appointed by Commissioners: term 1/1/22 - 12/31/25

Roger Miller – Appointed by Commissioners: term 1/1/25 - 12/31/28

Dan Carlson – Ag Agent: no term