

AGENDA
ELKHART COUNTY PLAN COMMISSION

September 11, 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.

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

PRIMARY APPROVAL

9:30 A.M.

(SNYDER)
(page 3)

A. Petitioner: AWT Inc.
 represented by Jones Petrie Rafinski
 Petition: for primary approval of a 12-lot major subdivision to be known as ORCHARD
 HILLS AWT MAJOR SUBDIVISION.
 Location: northeast corner of S. Division St. (SR 15) & CR 10, in Washington
 Township. (MA-0507-2025)

REZONING

B. Petitioner: AWT Inc. **(page 4)**
 represented by Jones Petrie Rafinski
 Petition: for a zone map change from GPUD R-1, A-1, GPUD B-3, M-1, & GPUD M-
 2 to B-3, M-1, & M-2.
 Location: northeast corner of S. Division St. (SR 15) & CR 10, in Washington
 Township. (RZ-0508-2025)

DETAILED PLANNED UNIT DEVELOPMENTS

C. Petitioner: Brian L. Borkholder (Buyer) & **(page 5)**
 Marcus D. Yoder and Ruby E. Yoder, Husband & Wife (Sellers)
 represented by B. Doriot & Associates, Inc.
 Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a
 2 lot minor subdivision to be known as PREMIER FINISHING DPUD A-1.
 Location: southwest corner of CR 52 & CR 11, in Union Township. (DPUD-0504-2025)

D. Petitioner: River Bend Development Group, LLC (page 6)
 Lozeir Corporation
 represented by Wightman
 Petition: for a zone map change from A-1 & M-2 to DPUD R-3 and for primary
 approval of a 1-lot minor subdivision to be known as **RIVERBEND**
 TOWNHOMES DPUD.
 Location: north side of CR 16, 550 ft. west of CR 116, in Middlebury Township.
 (DPUD-0505-2025)

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.*

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