

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 8TH DAY OF JANUARY 2026 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., 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 Hope, Plan Director; Jason Auvil, Zoning Administrator; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Don Shuler, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steven Edwards, Steve Warner, Lori Snyder, Steve Clark.

2. A motion was made and seconded (Clark/Warner) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of December 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (Edwards/Clark) 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 KARPENKO MINOR, for Glenn Alan Grooms & Amy Sue Grooms, Husband & Wife represented by B. Doriot and Associates, on property located on the south side of CR 18, 2,000 ft. east of CR 19, common address of 20158 CR 18 Goshen, IN 46528 in Jefferson 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-0749-2025*.

Charles Buzzard, Blake Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioner. He explained that the petitioner currently has too much yard and would like to downsize and split the property. Mrs. Snyder asked if there is a single easement to access the lots or if each lot has its own driveway. Mr. Buzzard indicated each lot will have individual driveways.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Clark that this request for primary approval of a 3-lot minor subdivision to be known as KARPENKO 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 2-lot minor subdivision to be known as MYRICK MINOR, for Lynndell L. Myrick & Jodi K. Myrick, Husband and Wife represented by B. Doriot and Associates, on property located on the east side of Ridge St., 350 ft. south of Acorn Ln., east of Decker Dr., south of CR 4, 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-0751-2025*.

Mr. Clark asked if the request is taking one lot and making it three. Mr. Dean explained the subdivision is actually taking three existing parcels and making them two. Mr. Clark asked if both lots will have access to the road. Mr. Dean stated that is correct.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards that this request for primary approval of a 2-lot minor subdivision to be known as MYRICK 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 REPLAT OF FAIRVIEW EAST, for Timothy C. Miller & Tiffany N. Miller, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 34, 1,300 ft. west of CR 29, common address of 17025 CR 34 Goshen, IN 46528 in Elkhart 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-0753-2025*.

Mr. Warner asked if the small lot on the plat has frontage access. Mr. Dean stated that it does have frontage access, and they will be using it.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Philip Barker that this request for primary approval of a 2-lot minor subdivision to be known as REPLAT OF FAIRVIEW EAST 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 REPLAT OF LOT 2 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, for Showcase Deluxe Properties LLC represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 25, 650 ft. south of CR 2, in Washington 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-0754-2025*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steve Warner. that this request for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 2 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 3-lot minor subdivision to be known as SMITH'S OLD CR 17 MINOR, for Irene Rassi & Joyce Sumpter represented by Land and Boundary LLC, on property located on the west side of Old CR 17, 1,250 ft. north of SR 119, in Harrison 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-0750-2025*.

Mr. Warner asked if there is any reason for the block between the two properties. Mrs. Richards stated she was told that is how the owner wanted it to look.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark. that this request for primary approval of a 3-lot minor subdivision to be known as SMITH'S OLD CR 17 MINOR 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 DEER RIDGE MINOR SUBDIVISION, for Michael A. French & Pamela J. French, Husband & Wife, Galen D. Stouder & Darlene M. Stouder, Husband & Wife represented by Village Land Surveying, LLC, on property located on the east side of CR 21, 800 ft. south of CR 142, in Jackson 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-0755-2025*.

Mrs. Snyder asked if each lot has their own private drive. Mrs. Richards stated that it was correct.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as DEER RIDGE MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The meeting was adjourned at 9:12 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary