

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF MAY 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, Steve Clark.

Absent: Lori Snyder.

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 9th day of April 2026, 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 2-lot minor subdivision to be known as FREDERICKSON MINOR SUBDIVISION, for Timothy Frederickson & Mary Frederickson, Husband & Wife represented by Land & Boundary LLC, on property located on the east end of Lone Oak Dr., 585 ft. east of Old CR 17, north of CR 20, common address of 22131 Lone Oak Dr. Goshen, IN 46528 in Concord 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-0178-2026*.

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

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

5. The application for primary approval of a 1-lot minor subdivision to be known as J & J STAUFFER MINOR SUBDIVISION, for Jonathan C. Stauffer & Jessica R. Stauffer Husband & represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 46, 1,650 ft. east of CR 33, common address of 18678 CR 46 New Paris, IN 46553 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-0180-2026*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steven Edwards that this request for primary approval of a 1-lot minor subdivision to be known as J & J STAUFFER MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for secondary approval of a 24-lot major subdivision to be known as INDIANA CREEK PHASE TWO, for Spartin Development LLC represented by Abonmarche Consultants, on property located on the Northwest corner of CR 18 & CR 23, common address of 19339 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 #MA-0185-2026*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards that this request for secondary approval of a 24-lot major subdivision to be known as INDIANA CREEK PHASE TWO be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:05 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

