

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 10TH DAY OF SEPTEMBER 2026 AT 9:30 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Danielle Richards, Planner; Laura Gilbert, Administrative Coordinator; and Jackson Beck, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller.

Absent: Steven Edwards, Brian Dickerson.

2. A motion was made and seconded (*Snyder/Miller*) that the Elkhart County Development Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

3. The application for a zone map change from GPUD A-1 to A-1, for Julie Piece & James S. Pierce represented by Abonmarche Consultants, on property located on the north side of CR 22, 1,350 ft. southeast of CR 3, in Baugo Township, zoned GPUD A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0499-2026*.

Crystal Welsh, Abonmarche Consultants, 303 River Run Dr., Goshen was present representing the petitioner. She stated the property was rezoned to a GPUD for a larger subdivision, and with shared horse facilities the request is to revert the zoning back to A-1 to allow the Pierce family to build single family residence.

Dave McCullen, 28720 CR 24, Elkhart was present to express his concerns of future development with the drainage issues that residences have experienced north of this property. He mentioned there was a tile that ran through the lot to the east. He noted that water has been an issue in this area for a long time.

A motion was made and seconded (*Rogers/Clark*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Lori Snyder that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from GPUD A-1 to A-1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller.

4. The application for a zone map change from M-1 to A-1, for Lawrence M. & Linda O. Martin represented by Land & Boundry LLC, on property located on the east side of SR 19,

2,880 ft. north of CR 38, common address of 64444 SR 19 Goshen, IN 46526 in Harrison Township, zoned M-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0504-2026*.

Travis Shetler, Land and Boundary, 401 S. 3rd St., Goshen was present representing the petitioner. He stated Mr. Dean did a good job summarizing this petition.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Steve Clark that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from M-1 to A-1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller.

5. The application for a zone map change from GPUD E-3 to B-3, for Taylor George on property located on the north side of CR 6, 760 ft. west of CR 17, common address of 22137 CR6 Elkhart, IN 46514 in Osolo Township, zoned E-3, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0507-2026*.

Taylor George, 22137 CR 6, Elkhart was present. He stated the reason for this zone change is to expand the warehouse for his business.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Philip Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from GPUD E-3 to B-3 be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 6)

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller.

6. The application for a zone map change from R-1 and B-2 to GPUD B-2 to be known as 21835 SR 120 GPUD B-2, for Robert Burson represented by Surveying and Mapping LLC, on property located on the east side of River Launch Ct., 300 ft. north of SR 120, east of CR 17, common address of 21835 SR 120 Elkhart, IN 46516 in Washington Township, zoned B-2 & R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #GPUD-0495-2026*. She presented an email from the petitioner requesting the withdraw.
[Attached to file as Staff Exhibit #1]

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

Motion: Action: Withdraw, **Moved by** Steven Edwards, **Seconded by** Philip Barker this request for a zone map change from R-1 and B-2 to GPUD B-2 to be known as 21835 SR 120 GPUD B-2 be withdrawn of the request of the petitioner.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 2).

Yes: Brad Rogers, Philip Barker, Roger Miller, Steve Warner.

Abstain: Lori Snyder, Steve Clark.

7. The application 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 OUTPOST RV MINOR AN A-1 DPUD, for Phaylon Schrock & Carolyn Schrock, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the west side of CR 37, 400 ft. north of CR 22 (Orpha Dr.), common address of 57747 CR 37 Middlebury, IN 46540 in Middlebury Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0500-2026*.

Charles Buzzard, B. Doriot and Associates, P.O. Box 465, New Paris was present representing the petitioner. He clarified the west part of the parcel will remain agricultural use and the area to the south will be RV overflow parking. He further stated the buffering will include conifer trees. Mr. Warner asked how many units will be parked there.

Phaylon Schrock, 1520 S. 1100 W. Middlebury, was present as the petitioner. He stated the requested parking will be for overflow inventory, which will be approximately 20-50 units, but it will vary throughout the year.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) that the public hearing be closed, and the motion was carried with a unanimous vote.

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

Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Roger Miller that the Advisory Plan Commission recommend to the Board of County Commissioners that this request 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 OUTPOST RV MINOR AN A-1 DPUD be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller.

8. Jason Auvil presented a minor change for Elkhart County 4-H & Agricultural Expo DPUD (PC 2019-36), to amend the site plan for new construction. He explained the new building square footage is 13% of the existing square footage of the existing buildings.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Clark that this request for

a minor change to be approved as a minor change.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

Yes: Brad Rogers, Lori Snyder, Philip Barker, Roger Miller, Steve Clark, Steve Warner.

9. Jason Auvil presented the approvals for August 4, 2026 of the Town of Wakarusa, the August 6, 2026 Town of Bristol excepted the withdraw of Bristol Innovation Park DPUD, the approvals of the August 17, 2026 of the Board of County Commissioners.

9. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil presented the approval for August 4, 2026 of the Town Council of Wakarusa meeting, the August 6, 2026 Town Council of Bristol withdrawal of Bristol Innovation Park DPUD, and the approvals of the August 17, 2026 of the Board of County Commissioners.

10. Mae Hope announced the redline additions to be made to the Development Ordinance 2026.

It should be noted Mr. Clark left at this time.

A motion was made and seconded (*Miller/Barker*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:15 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Steve Warner, Chairman