

**PLAN MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 9TH DAY OF FEBRUARY 2023 AT 9:30 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> ST., GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Jeff Burbrink. The following staff members were present: Chris Godlewski, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark, Jeff Burbrink, Roger Miller, Brad Rogers.

**Absent:** Brian Dickerson

2. A motion was made and seconded (*Edwards/Clark*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 12th day of January 2023, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for a zone map change from B-1 to B-2, for Luta Enterprises Inc. (Buyer) & Omer Kropf (Seller) represented by Luta Enterprises Inc., on property located on the east side of Main St. (SR 13), 4,575 ft. north of US 20, common address of 514 S. Main St. in Middlebury Township, zoned B-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0910-2022*.

Tasha Jones, 11543 CR 24, Middlebury, was present for this request, and she stated she is the new owner of the property. She went on to say they are pursuing an upscale whiskey and cigar lounge. She stated the building has been sitting empty for quite some time.

There were no remonstrators present.

A motion was made and seconded (*Edwards/Rogers*) 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:** Approved, **Moved by** Steve Clark, **Seconded by** Lori Snyder, that the Advisory Plan Commission recommend to the Middlebury Town Council that this request for a zone map change from B-1 to B-2 be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8)

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark, Jeff Burbrink, Roger Miller, Brad Rogers.

**5. Board of County Commissioners Approvals Following Plan Commission Recommendations**

Jason Auvil reported on the January 17<sup>th</sup>, 2023 County Commissioners petition approval & January 19<sup>th</sup>, 2023 Bristol Town Council petition approval.

6. Chris Godlewski introduced Monica Davis the new GIS Coordinator. Mr. Godlewski also reported on the progress with the UDO and future public meetings.

A motion was made and seconded (*Edwards/Barker*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:48 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Jeff Burbrink, Chairman