

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 14TH DAY OF AUGUST 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., 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 Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

Absent: Steven Edwards.

2. A motion was made and seconded (*Barker/Clark*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 10th day of July, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/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 1-lot minor subdivision to be known as CHUPP MINOR SUBDIVISION, for Edward Jay & Tracey Lynn Chupp represented by Jones Petrie Rafinski, on property located on the west side of CR 31, 640 ft. north of CR 18, 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-0358-2025*.

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 1-lot minor subdivision to be known as CHUPP 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 2-lot minor subdivision to be known as REPLAT OF LOT 1 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, 300 ft. south of CR 2, in Washington 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-0434-2025*.

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 2-lot minor subdivision to be known as REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION be approved in accordance with the Staff Analysis.

The motion was carried with a unanimous vote.

6. The application for primary approval of a 3-lot minor subdivision to be known as REPLAT OF ROHRER TRUST MINOR SUBDIVISION, for Chad A. Rohrer Trustee of The Chad A. Rohrer Trust represented by Advanced Land Surveying of Northern Indiana, on property located on the north side of E. Jackson Blvd. (SR 120), north end of CR 15, in Concord Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0436-2025*.

Mr. Clark asked about access. Mr. Dean explained all three lots will share the existing access point.

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 REPLAT OF ROHRER TRUST MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 3-lot minor subdivision to be known as MATIAS PARRA MINOR SUBDIVISION, for Mati2023 LLC represented by Land & Boundary LLC, on property located on the northeast side of CR 16, 1,340 ft. south of Toledo Rd., common address of 24675 CR 16 in Concord Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0442-2025*.

Steve Clark asked if there is an easement for the third lot to use for access. Mr. Dean stated the plat will establish that.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Philip Barker that this request for primary approval of a 3-lot minor subdivision to be known as MATIAS PARRA 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 2-lot minor subdivision to be known as FLOWER VALLEY MINOR SUBDIVISION, for Rosanna Helmuth & LouElla Helmuth, Trustes of the Eli L. Helmuth & Mary E. Helmuth Life Estate represented by Land & Boundary LLC, on property located on the north side of CR 24, 100 ft. west of East County Line Rd., common address of 10037 CR 24 in Middlebury 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-0443-2025*.

*****It should be noted Lori Snyder arrived at this time.*****

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Philip Barker that this request for primary approval of a 2-lot minor subdivision to be known as FLOWER VALLEY MINOR SUBDIVISION 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 ELCONA DEL BOCA VISTA 2.0, for CJs Holdings LLC represented by Abonmarche Consultants, on property located on the south end of Barbarrah Dr., 355 ft. south of Gunder Rd. east of CR 21, 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-0446-2025*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Philip Barker that this request for primary approval of a 2-lot minor subdivision to be known as ELCONA DEL BOCA VISTA 2.0 be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The application for primary approval of a 1-lot minor subdivision to be known as I JUST WANTED A HOUSE MINOR, for Jason G. Hughes (Deceased) & Joanna Hughes represented by B. Doriot & Associates, Inc., on property located on the west side of CR 23, 2,970 ft. south of CR 20, common address of 59059 CR 23 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-0439-2025*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Lori Snyder that this request for primary approval of a 1-lot minor subdivision to be known as I JUST WANTED A HOUSE MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

11. The application for primary approval of a 1-lot minor subdivision to be known as KEMP'S LOGANSPORT STATE ROAD MINOR, for Nathan & Geneva Kemp (Owner/Buyer) & Matthew D. Miller & Kaylene N. Miller Husband & Wife (Sellers) represented by B. Doriot & Associates Inc., on property located on the west side of CR 22, 940 ft. south of CR 20, in Middlebury 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-0440-2025*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steve Clark that this request for primary approval of a 1-lot minor subdivision to be known as KEMP'S LOGANSPORT STATE ROAD MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

12. The meeting was adjourned at 9:13 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary