

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 11TH DAY OF DECEMBER 2025 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 Vice-Chairman, Roger Miller. 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 Don Shuler, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steven Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Dan Carlson, Roger Miller.

Absent: Lori Snyder.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 11th day of September 2025 and the 13th day of November 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Barker*) 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 R-1 to DPUD R-2 and for primary approval of a 1-lot minor subdivision to be known as WENTZ'S DUNNY STREET SUBDIVISION DPUD, for Aurora Capital Management LLC represented by Wightman Group, on property located on the north side of Dunny St., 450 ft. east of Stryker St., south of CR 6, common address of 25167 Dunny St. in Elkhart, IN 46514 Osolo Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0700-2025*.

Terry Lang, Wightman Group, 1402 Mishawaka Ave., South Bend, was present representing the petitioner. He explained that the petitioner used to be a resident of Elkhart County, and moved to Tennessee to help take care of family members. He stated that the petitioner wants to move back to the area. He explained that the petitioner will live in half of the duplex and rent the other half to a tenant. He stated that the property is large enough to comply with the necessary setbacks and also allows room for two septic systems, with the option for two additional replacement septic systems if needed. Mr. Lang noted that the petitioner had undergone foot surgery earlier in the week and was unable to attend the meeting.

Mrs. Richards stated the DPUD rezoning will go to the Commissioners next month as well. She presented a letter in remonstrance to this petition, on behalf of Darlene Underwood, 25220 Dunny Street, Elkhart [Attached to file as Staff Exhibit #1]. She stated Mr. Underwood is in remonstrance to this petition because of an area six mobile home property to the southwest that is in the City of Elkhart. Mrs. Underwood mentioned she believes that there will be an increase in traffic and extra safety concerns for children. Mrs. Richards noted that there is an attached signature sheet as well.

Drew Shellenbarger, 25175 Shawn Dr., Elkhart, was present in remonstrance to this petition. He stated he grew up in the area. He mentioned the area has changed a lot since the 90s. He expressed that he wants the area to remain a subdivision for single-family homes, not duplexes. He further stated they purchased their homes in this area for a reason, and now it is slowly turning into mixed residential zoning. He explained his fear that if this property gets rezoned, what is stopping the neighboring properties from becoming rezoned as well.

Darlene Underwood, 25220 Dunning St., Elkhart, was present in remonstrance to this petition. She explained to the board that she fought the annexation of her property with the City of Elkhart. She expressed that she wants to keep the neighborhood safe for the children. She further explained that she tried to prevent the trailer park from having access through their subdivision. She stated she would rather have been annexed into the city, with city utilities, than rezoned R-2.

William Conley, 52256 Ideal Beach Rd., Elkhart, was present in remonstrance to this petition. He explained that the aerial doesn't show that these streets are almost a single-lane road. He mentioned his concern that going from an R-1 to an R-2 will increase the density of the traffic. He stated that duplexes, typically involve renters, and with renters, crime tends to go up. He stated that before the trailer park was closed off from the subdivision, people were using the road as a drag strip.

Mr. Lang came back on to say that the owner will be the occupant of half of the duplex. He explained that she will be on-site to make sure that the property is being maintained. Mr. Lang stated that the integrity of the area will be maintained as a residential area, and that is why the owner is looking to live there as well. He also stated he has no control over future expansion, just what is happening with the current lot. Mr. Lang restated that this is not a rezoning for 200 homes going in, it is just one duplex. Mr. Miller asked the average number of people who will live in the duplex. Mr. Lang stated it is a two-bedroom duplex on each half. He expected no more than 3 to 4 people in the other half of the duplex. Mr. Dickerson asked if the purpose behind making this a duplex was for an investment. Mr. Lange stated said the petitioner does own property in the Elkhart area, and moving back into the area will allow her to manage her other properties in Elkhart County.

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

Mrs. Underwood asked the need to rezone from an R-1 to R-2. She stated she has no problem with the proposed duplex. She had a problem with a duplex being built in the R-1 zoning, and she responded no.

Mae Kratzer came on to clarify a duplex is not permitted in an R-1 zoning district. She explained the added benefit for the DPUD is to say this is an isolated R-2, and Staff is not trying to advocate for the entire neighborhood to become R-2 zoned.

Mr. Clark clarified with Mrs. Underwood did not have an issue with one duplex.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommends to the Board of County Commissioners that this request for a zone map change from R-1 to DPUD R-2 and for primary approval of a 1-lot minor subdivision to be known as WENTZ'S DUNNY STREET SUBDIVISION DPUD, be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Phil Barker, Steven Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Dan Carlson, Roger Miller.

5. The application for a zone map change from A-1 to DPUD M,-2 and for primary approval of a 1-lot minor subdivision to be known as D & M SALES 1ST AMENDMENT, for Devon R. & Mattie M. Miller represented by Wightman, on property located on the north side of CR 22, 2,380 ft. west of CR 37, common address of 13487 CR 22 in Middlebury Township, zoned A-1, DPUD M-2, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0511-2025*.

Terry Lang, Wightman Group, 1402 Mishawaka Ave., South Bend, was present representing the petitioner. He stated that all the issues have been addressed since Mr. Feeney had this case. He mentioned he has not received any comments from MS4 in regards to drainage concerns at this point. He went on to say that if there are any I's to dot or T's to cross, they will be worked through in the engineering phase. Mr. Lang stated the first step is to rezone this property.

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 A-1 to DPUD M,-2 and for primary approval of a 1-lot minor subdivision to be known as D & M SALES 1ST AMENDMENT be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 6, No = 0, Abstain = 1).

Yes: Steven Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Dan Carlson, Roger Miller

Abstain: Philip Barker.

6. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil stated there were no Commissioner approvals for the month of November.

7. Mae Kratzer presented the Declaratory Resolution amending the Middlbury Downtown TIF. She stated they are looking to expand and add some Forest River property.

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

Motion: Action: Approve, **Moved by** Brian Dickerson, **Seconded by** Steve Warner that the Declaratory Resolution amending the Middlbury Downtown TIF be approved. The motion was carried with a unanimous vote.

8. Danny Dean presented a minor change for the Elkhart East Area B Phase III DPUD E-3, to add a 206 sq.ft. illuminated wall sign. He mentioned the Development Ordinance limit per wall sign in the E-3 zone is 32 sq.ft. He further stated they did not include any request to deviate in the original DPUD.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark, that the request be approved as a minor change. The motion was carried with a unanimous vote.

9. Mae Kratzer gives thanks to Dan Carlson for his time of service on the board in 2025.

10. A motion was made and seconded (*Rogers/Dickerson*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:08 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Roger Miller, Vice Chairman