

**PLAN MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 12TH DAY OF JUNE 2025 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, Lori Snyder. The following staff members were present: Jason Auvil, Planning Manager; Danny Dean, Planner; Danielle Richards, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Brad Rogers, Roger Miller, Steve Warner, Lori Snyder, Dan Carlson, Steven Clark, Philip Barker.

**Absent:** Steven Edwards, Brian Dickerson.

2. A motion was made and seconded (*Miller/Warner*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 8th day of May 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Miller*) 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 an amendment to an existing DPUD A-1 known as SCHROCK FURNITURE DPUD to add an additional warehouse, for Woodside Investments LLC represented by Land & Boundary LLC, on property located on the southwest corner of CR 37 & CR 34, common address of 63041 CR 37 in Clinton Township, zoned DPUD A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0003-2025*.

Mr. Auvil stated staff is exploring changes to the 2026 Developmental Ordinance regarding percentages off site plan change that can be approved by staff or by Minor Change.

Levi Rettenhaur, Land and Boundary LLC, 401 S. 3<sup>rd</sup> St. Goshen, was present representing the petitioner. He explained they want to add onto the north and also adjust the retention pond to the south of the property where water collects, trying to get the excess water to drain away. Mr. Rogers asked the use of the building. Mr. Rettenhaur stated it is a furniture business and the addition will be used as a warehouse.

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 an amendment to an existing DPUD A-1 known as SCHROCK FURNITURE DPUD to add an

additional warehouse be approved in accordance with the Staff Analysis.

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

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steven Clark, Brad Rogers, Dan Carlson, Roger Miller.

5. The application for an amendment to an existing DPUD A-1 known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD to add property and amend the site plan, for a zone map change from A-4 & M-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 AMENDMENT, for Mid-States Specialty Eggs of Middlebury LLC represented by Abonmarche Consultants, on property located on the north side of CR 20, 2,000 ft. east of CR 35, common address of 13659 CR 20 in Middlebury Township, zoned DPUD A-1, A-4, & M-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0293-2025*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She mentioned there is property being added. She stated the intention is for this property to be annexed into the Town of Middlebury to have access to public sewer and water. She explained sewer and water need to come in from the south and access the industrial component of the property. Mrs. Welsh further explained they have been talking with the Town of Middlebury, and they know this is coming. Brad Rogers asked if the owners are present. Mrs. Welsh stated they are not present. Mr. Rogers mentioned he has toured this facility, and they process 3.4 million eggs a day. He added this project will double their compacity.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Miller*) 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** Steven Clark that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for an amendment to an existing DPUD A-1 known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD to add property and amend the site plan, for a zone map change from A-4 & M-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 AMENDMENT be approved in accordance with the Staff Analysis.

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

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steven Clark, Brad Rogers, Dan Carlson, Roger Miller.

6. The application for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as MID RIVER SALES DPUD M-1, for Tri County Land Trustee Corporation (Land Contract Holder) & John A. Miller and Sue Miller (Land Contract Purchaser) represented by Surveying and Mapping, LLC, on property located on the south side of CR 18, 2,050 ft. west of East County Line Road, common address of 10348 CR 18 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*

*#DPUD-0275-2025.*

Lori Snyder asked the thought process behind waiving the required buffering. Mr. Dean explained the petition was requested, buffer free. He went on to say there were no issues raised during the technical review. He further stated the operation should be viewed as an escalated homework shop business that has existed in harmony with the surrounding property uses. Steve Warner asked for confirmation that there will be enough space for semi-trucks to turn around. Mr. Dean referred to the diagram showing how the semi-trucks will use the current driveway without backing up and turning around on the road.

Ben Sterling, Surveying and Mapping, 2810 Dexter Dr., Elkhart was present representing the petitioner. Mr. Sterling stated he has nothing to add and would be happy to answer any questions. Mr. Rogers asked if the resident to the east has been talked to. Mr. Sterling stated they have been notified, they reviewed the plans, and had no issues with any improvements or deviations.

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** Steven 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-1 and for primary approval of a 1-lot minor subdivision to be known as MID RIVER SALES DPUD M-1 be approved in accordance with the Staff Analysis.

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

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steven Clark, Brad Rogers, Dan Carlson, Roger Miller.

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

Jason Auvil reported on the May 12, 2025 Elkhart County Commissioners meeting approved petition approvals. He also reported that on May 19, 2025 Elkhart County Commissioners meeting petition approvals.

8.      Jason Auvil presented the minor change site plan amendment request for Crossroads Community Church of the Nazarene DPUD. Mr. Auvil stated that the change to the site plan is to add 3,920 square feet mobile classroom on the church campus. He further stated that if they ever decide to make the classrooms permanent, they would have to officially amend the DPUD. 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** Steve Warner that this request for a minor change site plan amendment be approved in accordance with the Staff Analysis.

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

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steven Clark, Brad Rogers, Dan Carlson, Roger Miller.

9.      Jason Auvil presented the Middlebury East TIF Expansion and the South Benton TIF Expansion. He stated property is being added to both TIF districts. Mr. Auvil stated this was part of

the protocol to have concurrence on adding to the TIF districts. Mr. Rogers and Mr. Clark asked the reasoning behind adding properties to the TIF districts.

Jackson Beck, Attorney with Yoder, Ainlay, Ulmer & Buckingham, LLP, 130 N. Main St., Goshen, was present representing the TIF districts. He explained the South Benton district is adding a number of properties, primarily along the south side of Nappanee on US 6 as well as along SR 15. He mentioned the properties are being added to help with infrastructure improvements and the tax increments. He stated the primary reason for adding these properties is a pending bridge project. Mrs. Snyder asked if all the properties are residential. Mr. Beck stated they are mainly commercial properties. Mr. Clark stated he has a concern about expanding TIF districts, instead because of SB1 and funding that will not be coming to the county, but going to the TIF. Mr. Beck stated he is not a financial municipal advisor, but as far as the tax revenue is concerned, the increment goes to the Redevelopment Commission. He further explained how assessed value works and how it affects the County and future taxes. Mr. Clark stated that the advice given by Baker-Tilly is that the county should be more careful with TIFs moving forward. Mr. Beck stated the staff has engaged Baker-Tilly to do an SB1 analysis for the Redevelopment Commission. Mrs. Snyder asked if it would be out of line to ask for more information before a decision is made. Mr. Clark strongly suggested more information. He further stated that currently, the County is debating what will be cut, and this year is only the first of three years of cuts. Mr. Beck stated the Plan Commission's job is to review the proposal based on the County's development plan. Mr. Beck stated the TIF expansions also go to the County Commissioners for approval. Mr. Miller stated he is unclear about how the process works and would like to know the regulations. Mr. Kolbus stated the board is not looking at the financial aspect of this request it looks at if it is in line with the Comprehensive Plan. He further stated the Board's view is more limited. Mrs. Snyder stated she understood that, but it is also the first step in setting the plan in motion. Mr. Clark mentioned that it is a comprehensive plan. Mr. Beck if a motion is being suggested to table, they would like to know what information is being requested to help make a decision. Mrs. Snyder stated she would request the parcels that involved with the acreage amounts. Mr. Beck said he would be happy to include that information. Mr. Warner asked if the Baker-Tilley report would be beneficial for the Board to see. Mr. Beck stated he is unsure how long it will take to receive the report.

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

**Motion: Action:** Table, **Moved by** Roger Miller, **Seconded by** Lori Snyder that the Middlebury East TIF Expansion and the South Benton TIF Expansion would be tabled, until the August 14, 2025 Plan Commission meeting to allow staff time to compile more information to present to the Board.

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

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steven Clark, Brad Rogers, Dan Carlson, Roger Miller.

10. A motion was made and seconded (*Miller/Warner*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:05 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Lori Snyder, Chairman