

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 8TH DAY OF MAY 2025 AT 9:30 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the 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 Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 10th day of April 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Clark*) that the Elkhart County Zoning Ordinance and Elkhart County Development 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 known as ZIMMERMAN DPUD for a building addition, for Jonas & Mary Ellen Zimmerman represented by Creative Design Solutions, on property located on the north side of CR 40, 2,780 ft. west of SR 19, common address of 27481 CR 40 in Harrison Township, zoned DPUD M-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0062-2025*. Mr. Auvil explained to the board that if the square footage of a building increases by 10% or less, it is approved by administration. He went on to state that if the square footage is increased by more than 10% but less than 20%, it is taken to the Plan Commission to determine whether the board considers it a minor change to the existing DPUD. He stated that if the square footage exceeds 20%, it requires a DPUD amendment. He mentioned the 8,000 sq. ft. addition is beyond the 20 %.

Dave Zimmerman, Zimmerman Construction, 65700 CR 7, Goshen, was present representing the petitioner. He stated this project is strictly for warehouse purposes, due to running out of room in the existing building. Mr. Rogers asked if this is the same place that holds hay auctions. Mr. Zimmerman responded there is a hay sale once a week.

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** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for an Amendment to an existing DPUD known as ZIMMERMAN DPUD for a building addition be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).

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

5. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil reported on the April 1, 2025 Town Council of Wakarusa meeting petition approval, April 21, 2025 Elkhart County Commissioners meeting approvals.

6. A motion was made and seconded (*Miller/Dickerson*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:40 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Lori Snyder, Chairman