

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF NOVEMBER 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Don Shuler, Attorney for the Board.

Roll Call.

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

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 9th day of October 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Snyder/Edwards*) 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 2-lot minor subdivision to be known as KENO MINOR SUBDIVISION, for Chad A. Rohrer Trustee of the Chad A. Rohrer Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of Greenleaf Blvd., 700 ft. east of Homeland Rd. south of CR 10 (E. Bristol St.), the common address of 23146 Greenleaf Blvd. in Osolo Township, zoned R-1, was presented at this time.

Daniel Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0644-2025*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steven Edwards that this request for primary approval of a 2-lot minor subdivision to be known as KENO 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 RORCO MINOR SUBDIVISION, for Gwen S. Turk & Diana L. Gibson represented by Jones Petrie Rafinski, on property located on the south side of CR 4, 2,540 ft. east of CR 13, common address of 23522 CR 4 in Osolo 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-0645-2025*.

Mr. Dean went on to describe that an accessory building, which is not up to code for residential living, is being used as a home. He went on to say it was agreed that the primary subdivision process could move ahead with the Technical Committee's support to move forward. He went on to say that the final mylar will be held at the secondary phase until the requirements of the Development Ordinance and Building Code have been met. He stated the petitioner will need a building permit to

bring the building up to residential code and will also need a Developmental Variance due to being over the allowed personal storage space. He went on to say there is an additional 50 ft. lot-width Developmental Variance for lot 2, to have only 50 ft. of frontage.

Lori Snyder asked if the house sat on over an acre of land. Mr. Dean stated that it is correct.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark that this request for primary approval of a 2-lot minor subdivision to be known as RORCO MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

*****It should be noted Mr. Warner recused himself and stepped down*****

6. The application for secondary approval of a 6-lot major subdivision to be known as ROCK POINTE SECOND, for Warner Farms represented by INNOVATIVE COMMUNITIES, INC. & LAND & BOUNDARY, LLC, on property located on the east side of CR 29, 2,140 ft. north of CR 34, in Elkhart Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0635-2025*.

Mr. Dean also indicated that all lots will be responsible for the drainage easement.

Phil Barker stated he is not opposed to going forward. He mentioned there is still an investigation by the Health Department regarding illicit discharge.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Steve Clark that this request for secondary approval of a 6-lot major subdivision to be known as ROCK POINTE SECOND be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:11 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary