

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF OCTOBER 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; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Don Shuler, Attorney for the Board.

Roll Call.

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

Absent: Steven Edwards.

2. A motion was made and seconded (*Snyder/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of September, 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 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 3-lot minor subdivision to be known as GONGWER FARM MINOR SUBDIVISION, for Wayne Lamar Gongwer & Doris Joan Gongwer Trustees of the Gongwer Family Trust represented by Village Land Surveying, LLC, on property located on the east side of CR 3, 1,500 ft. south of CR 28, in Olive 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-0561-2025*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Lori Snyder that this request for primary approval of a 3-lot minor subdivision to be known as GONGWER FARM 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 FUENTES CR 115 MINOR, for Robert Fuentes & Edith A. Fuentes, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the east side of CR 115, 1,500 ft. north of CR 20, common address of 58826 CR 115 in Concord Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0562-2025*.

Mr. Clark asked if both lots will share one entrance. Mrs. Richards confirmed that it was correct. She further explained that it is an existing driveway, and it will become a shared driveway. Mr. Warner inquired if there were any concerns with utility easements. Mrs. Richards stated there

were none.

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 FUENTES CR 115 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The meeting was adjourned at 9:04 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary