PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 9TH DAY OF JULY 2026 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 Chairman, Steve Warner. 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 Jackson Beck, Attorney for the Board.
Roll Call.
Present: Philip Barker, Steven Edwards, Steve Warner, Lori Snyder, Brad Rogers, Brian Dickerson, Roger Miller.
Absent: Steve Clark.

2. A motion was made and seconded *(Edwards/Snyder)* that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 11th day of June 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded *(Miller/Edwards)* that the Elkhart County Development Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

*****It should be noted Brian Dickerson arrives at this time.*****

4. The application for a vacation of a subdivision plat known as MARINEHAVEN, for GGT Real Estate Inc. represented by Taft, Stettinius, & Hollister, UP, on property located on the north side of SR 120, 950 ft. east of CR 15, in Concord Township, zoned R-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #VRW-0343-2026.*

Andy Meyers, 2809 Formill Rd., Elkhart, was present representing the petitioner. He stated he advised his client to make this one lot, and if the petitioner would like to develop it, in the future there could be a new subdivision.

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** Lori Snyder, **Seconded by** Steve Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a vacation of a subdivision plat known as MARINEHAVEN be approved in accordance with the Staff Analysis.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).
Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Brad Rogers, Brian Dickerson, Roger

Miller.

5. The application for a zone map change from A-1 & B-1 to GPUD B-3 to be known as 58640 STATE ROAD 15 GPUD B-3, for W & J LLC (Seller) & Deep Petroleum, Inc. (Buyer) represented by Surveying & Mapping, LLC, on property located on the east side of SR 15, 950 ft. south of CR 20, common address of 58640 SR 15 Goshen, IN 46528 in Jefferson Township, zoned A-1, B-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #GPUD-0335-2026.*

Mr. Dean went over the site plan changes for this proposed development,which will include buffering changes that are within the standards for a B-3. Mr. Dean stated it was a language issue that has been fixed. Mr. Rogers stated he has heard concerns about this being a 24/7 operation. He went on to say that this is a concern for the local residences. Mr. Dean mentioned the lighting standards will be enforced to help protect local residences. Mr. Dickerson asked for clarification of the hashmarks on the site plan. Mr. Dean stated that was the existing driveway. Mr. Dickerson asked if there would be a gas and a diesel canopy. Mr. Dean could not confirm. Mr. Dickerson explained he asked that question to see if there will be semi traffic. Mr. Barker stated he would like to see a detailed drainage plan. Mr. Dickerson asked if any letters of remonstrance were received by staff. Mr. Dean state there were no letters received.

Debra Hughes, Surveying and Mapping, 2810 Dexter Dr., Elkhart was present representing the petitioner (buyer). She mentioned this is a preliminary site plan for a fuel station. She expressed she understands the 24/7 operation concerns for residences. She went on to say that is why an existing will remain as part of the buffering. She expressed the site should be able to accommodate the drainage needs. She mentioned the existing driveway will be used and widened. Mr. Warner asked about a traffic count. Mrs. Hughes stated there has not been a traffic study completed at this time. Mr. Dickerson asked about the 6 ft. fence that has been proposed and will that have to be properly maintained. Mrs. Hughes stated the County Zoning would make sure they stay in compliance. Mr. Warner expressed conflicts with residences and the increased traffic concerns. Mr. Dickerson expressed he does not see this development adding traffic, just local traffic already passing through. Mrs. Hughes stated that is correct.

Susan Lohman, 58680 SR 15, Goshen, was present in remonstrance to this petition. She noted they did not get a letter from the County until July 1st. She stated she is concerned about children with the school being so close. She mentioned the neighboring fire department is not in favor of this development and had similar concerns for the safety of children. She mentioned the health risk to people from a gas station.

Scott Long, 58700 SR 15, Goshen was present in remonstrance to this petition. He expressed his concerns about property value going down. He stated there are two gas stations very close to this area. He went on to state his concerns about the safety issues with children, along with the increased traffic and noise. He also went on to say he was concerned about the ground water contamination.

Bob Lohman, 58680 SR 15, Goshen, was present in remonstrance to this petition. He mentioned his main concern is the safety issue. He mentioned he works in an industry were he is aware of what happens to the water that goes into retention ponds; it leaches out and effects the ground water. He stated he would appreciate the Board voting against this petition.

Keith Yoder, 18484 Montgomery Ln., Goshen, was present in remonstrance to this petition. He expressed his concern about light pollution. He also expressed the safety concerns about what goes on at a 24 hour gas station. He went on to say he is concerned about well contamination.

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

Mr. Auvil reminded the Board that staff sends out notices to all property owners within 300 ft. of the subject property and all petitions are in the public newspapers. Mr. Warner asked for clarification that they were mailed out with the US Postal Service. Mr. Auvil confirmed they are mailed out through the US Postal Service. Mr. Rogers asked for a visual explanation of 300 ft. on the map would look like. Mr. Auvil illustrated where the 300 ft. outline likely be.

Deb Hughes came back on to explain storm water runoff. She noted oil water separators will be addressed and should not be a problem. She went on to say the lighting will be downcast. Mr. Dickerson asked about the separation. Mrs. Hughes stated they go through a separator and the second line of defense is the vegetation in the basin itself. Mrs. Hughes also stated evaporation is a third line of defense.

Mr. Miller stated he is not in favor of this development in a residential area.

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

Motion: Action: Deny, **Moved by** Steve Warner, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from A-1 & B-1 to GPUD B-3 to be known as 58640 STATE ROAD 15 GPUD B-3 be denied.

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

Yes: Brad Rogers, Brian Dickerson, Lori Snyder, Philip Barker, Roger Miller, Steve Warner, Steven Edwards.

6. The application for an amendment to an existing PUD M-1 known as CLAYRIDGE SQUARE SECOND PUD LOT 3 to add a storage building., for JB Martin Properties, LLC represented by Zimmerman's Construction, LLC & Creative Design, Inc., on property located on the north side on Nelson Parkway, 430 ft. west of SR 19, common address of 904 Nelsons Pkwy Wakarusa, IN 46573 in Olive Township, zoned PUD M-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0322-2026.*

Mr. Auvil mentioned there are drainage concerns, but he stated it is the Town of Wakarusa's problem.

Mr. Miller asked about the concerns. Mr. Auvil stated as more development happens there becomes more water, and that will need to be addressed in the future. Mr. Barker stated there are no contours and no drainage plan. He mentioned there is no retention present. He mentioned architects are not qualified to do drainage plans.

Sean Frederick, Creative Design Solutions, 224 W. Jefferson Blvd., South Bend, was present representing the petitioner. He stated he has been told the sites have been designed for 80 % coverage. He explained the current coverage with the new addition will be at 50%. Mr. Barker stated not with retention 80 % coverage will not work at its current size. Mr. Frederick stated the retention is on the corner. Mr. Barker stated he needs a detailed drainage plan not just a picture. Mr. Frederick mentioned that James Emans submitted the original design to Jim Hess in an email dated June 18th. Mr. Barker restated this is an incomplete plan for the drainage, and the petitioner needs to provide a drainage plan with calculations based upon a 3 inch rain. Mr. Rogers asked Mr. Barker if it is the Board's job to say this is an acceptable use of the property and then let Wakarusa deal with it. Mr. Barker stated the submitted drainage plan does not show him that it is going to work, and what he has seen it won't work. Mr. Warner asked if it should be tabled for 30 days. Mr. Barker recommended tabling it. Mr. Frederick mentioned they have a conditional foundation release from the Town of Wakarusa that allows them to start construction. He stated he was going to start construction, and they would make it work. Mr. Auvil mentioned there are some concerns. He stated he doesn't believe there will be any adverse effects on the current drainage, but as the sites develop there could be a problem. Mr. Auvil restated he believes this is the Town of Wakarusa's problem and they are aware of this situation. Mr. Auvil stated it's more of a regional problem than a site problem. Mr. Dickerson mentioned that there was an additional water retention basin and asked if there was additional history. Mr. Barker stated all he is asking for is a detailed drainage plan that shows that it is going to work. He went on to say that is usually what is required for this type of project. Mr. Auvil stated he is unaware of what is required from other departments. Mr. Dickerson asked if site drainage is in the Boards purview. Mr. Auvil stated it is. Mr. Barker stated his concern is the drainage. Mr. Frederick asked how much of an area needs to be seen. Mr. Barker stated the area that is being impacted and what they are adding to it.

There were no remonstrators present.

Mr. Auvil reminded the Board this can be passed on with a condition.

A motion was made and seconded *(Dickerson/Edwards)* 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** Brian Dickerson, **Seconded by** Brad Rogers that the Advisory Plan Commission recommend to the Town of Wakarusa that this request for an amendment to an existing PUD M-1 known as CLAYRIDGE SQUARE SECOND PUD LOT 3 to add a storage building be approved in accordance with the Staff Analysis with the condition that a detailed drainage plan be submitted to the County Surveyor and to the Town of Wakarusa prior to construction.
Vote: Motion passed (**summary:** Yes = 6, No = 0, Abstain = 1).
Yes: Brad Rogers, Brian Dickerson, Lori Snyder, Roger Miller, Steve Warner, Steven Edwards.
Abstain: Philip Barker.

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

Jason Auvil reported on the June 1, 2026, Town Council of Middlebury Meeting approval. Mr. Auvil also reported on June 15, 2026, County Commissioners Meeting approvals. Mr. Auvil reported on June 18, 2026, Town Council of Bristol Meeting approval.

8. 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 10:35 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Steve Warner, Chairman