

**PLAN MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 11TH DAY OF JUNE 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 Don Shuler, Attorney for the Board.

**Roll Call.**

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

**Absent:** Brian Dickerson.

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 14th day of May 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/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 an amendment to an existing DPUD A-1 to allow for an additional building and to split the property, and for primary approval of a 2-lot minor subdivision to be known as FIRST AMENDMENT TO 58225 HOLDING LLC DPUD A-1, for 58225 Holding LLC represented by B. Doriot & Associates, Inc., on property located on the west side of SR 15, 1,030 ft. south of CR 18, common address of 58209 SR 15 Goshen, IN 46528 in Jefferson Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0265-2026*.

Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris was present representing the petitioner. He mentioned the new structure will be used to manufacture cabinets and storage. He stated the house is being split off since the use is different. He also mentioned there will adequate entrance with no additional curb cuts for the house or business.

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** Steve 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 to allow for an additional building and to split the property, and for primary approval of a 2-lot minor subdivision to be known as FIRST AMENDMENT TO 58225 HOLDING

LLC DPUD A-1 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, Steve Clark, Brad Rogers, Roger Miller.

5. The application for a zone map change from A-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISION DPUD, for Jeremy L. Yoder & Norma Yoder, Husband & Wife & Maynard E. Yoder & Rosetta Yoder, Trustees of the Yoder Family Revocable Living Trust represented by Wightman, on property located on the west side of CR 35, 850 ft. south of CR 28, 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-0179-2026*.

Dan Yurks, Wightman, 1402 East Mishawaka Ave., South Bend, was present representing the petitioner. He explained they worked with Highway to put the driveway in the best spot on the property, and they will be adding the passing blister. He stated the retention pond was designed for what buildings are present and future expansion.

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** Steve 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 A-1 and for primary approval of a 1-lot minor subdivision to be known as ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISION DPUD 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, Steve Clark, Brad Rogers, Roger Miller.

#### ***6. Board of County Commissioners Approvals Following Plan Commission Recommendations***

Jason Auvil reported on the May 18, 2026, County Commissioners Meeting approvals. Mr. Warner asked if the change to the Development Ordinance was changed on the website. Mr. Auvil stated it was effective the date of the Commissioner's approval.

7. Mae Hope presented the Agreement for Joint Representation/Conflict letter for Yoder Ainlay Ulmer & Buckingham, Attorney Jackson Beck. She went on to thank Don Shuler for his years of service in the County. Mr. Clark stated Mr. Beck also represents the Town of Middlebury, and asked how conflicts will be handled. He mentioned it is different when it is the same attorney representing them vs. the firm. He firmly stated he has an issue with that direct conflict since Middlebury tends to be frequently. Mr. Beck stated he would not view it as a direct conflict, in those scenarios, because

the Plan Commission is serving as an appointed body for the Town of Middlebury. He stated the Plan Commission makes a recommendation to the Town Council. He explained his firm also represents the County Commissioners, which he sees as a similar relationship. Mr. Clark mentioned there was an expansion of a TIF district that was voted down, and Mr. Beck presented it. Mr. Beck stated that was for expansion of a TIF district for Middlebury Redevelopment Commission. He explained it wasn't voted down; it was tabled. He stated he was there to answer any questions and would not see that as an adverse conflict. He mentioned he would do the same for County Redevelopment. He stated that for the TIF to be approved it must work its way through the various boards and approvals. He did mention he had helped petitioners with development of plat approvals, but that will no longer happen. Mr. Clark expressed he still sees it as a conflict. He stated he would have mentioned his concerns earlier, if he knew that's why Mr. Beck was present at the meetings. Mr. Clark stated he was under the impression he was here for Middlebury. Ms. Hope stated Mr. Beck has been taking over as the Board Attorney the plan for the last six months. Mr. Rogers thanked Don for his service. Mr. Shuler mentioned he started at the firm over 20 years ago and started doing work for the County then. Mr. Warner also thanked Mr. Shuler for his service.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Steve Warner that the Joint Representation/Conflict Letter for Attorney Beck be approved.

**Vote:** Motion passed (**summary:** Yes = 6, No = 1, Abstain = 0).

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Brad Rogers, Roger Miller

**No:** Steve Clark.

8. Mae Hope presented the Agreement for Legals Services for Yoder Ainlay Ulmer & Buckingham, Attorney Jackson Beck, to be effective as of July 1, 2026-July 1, 2027.

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

**Motion: Action:** Approve, **Moved by** Brad Rogers, **Seconded by** Roger Miller that the Agreement for Legal Service for Yoder Ainlay Ulmer & Buckingham, Attorney Jaxon Beck for July 1, 2026-July 1, 2027 be approved.

**Vote:** Motion passed (**summary:** Yes = 6, No = 1, Abstain = 0).

**Yes:** Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Brad Rogers, Roger Miller

**No:** Steve Clark.

9.     A motion was made and seconded (*Miller/Clark*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:48 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Steve Warner, Chairman