

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 12TH DAY OF MARCH 2026 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, Lori Snyder. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Zoning Administrator; 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.**

**Absent: Steve Clark.**

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12<sup>th</sup> day of February 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Warner*) 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 **HERITAGE HILL SECOND SUBDIVISION**, for Leonid Kidun & Nadia Kidun, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 24, 400 ft. west of CR 27, in Jefferson 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-0040-2026*.

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

**Motion: Action:** Approve, **Moved by** Steven Edwards, **Seconded by** Philip Barker that this request for primary approval of a 2-lot minor subdivision to be known as **HERITAGE HILL SECOND 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 1-lot minor subdivision to be known as **E & S HOLDINGS MINOR**, for Eugene Hochstetler & Susan Hochstetler, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 4, 2,890 ft. west of E. County Line Rd., in York 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-0041-2026*.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards that this request for primary approval of a 1-lot minor subdivision to be known as ***E & S HOLDINGS MINOR*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 3-lot minor subdivision to be known as ***JACKSON VIEW MINOR***, for Christopher M. Erb & Jill A. Erb, Husband & Wife represented by Abonmarche Consultants, on property located on the west side of CR 21, 830 ft. south of CR 46, common address of 68667 CR 21 New Paris, IN 46553 in Jackson 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-0038-2026*.

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

**Motion: Action:** Approve, **Moved by** Steven Edwards, **Seconded by** Philip Barker that this request for primary approval of a 3-lot minor subdivision to be known as ***JACKSON VIEW MINOR*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as ***LAMONTS LANDING DELUXE***, for Showcase Deluxe Properties LLC represented by Abonmarche Consultants, on property located on the west side of CR 15, 1,720 ft. south of CR 4, in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0043-2026*.

Lori Snyder asked if there is an existing home on the lot. Mr. Dean stated there was not a home on the lot. Mr. Warner was concerned about wetlands.

Crystal Welsh, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She explained closer to the lake there will be potential wetland issues, but none on the subject property that are identified on the wetlands map. She stated this area is served by the sewer district, which means there are no worries about trying to get appropriate soils for septic systems on these lots.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards that this request for primary approval of a 2-lot minor subdivision to be known as ***LAMONTS LANDING***

*DELUXE* be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for secondary approval of a 35-lot minor subdivision to be known as *LUXE GRANGER, PHASE ONE*, for Emerald Chase Land Development LLC represented by Abonmarche Consultants, on property located on the south side of CR 1, 2,445 ft. west of CR 5, in Cleveland 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-0044-2026*.

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

**Motion:** , **Action:** Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that this request for secondary approval of a 35-lot minor subdivision to be known as *LUXE GRANGER, PHASE ONE* be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 9:08 a.m.

Respectfully submitted,

---

Amber Weiss, Recording Secretary