

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 14TH DAY OF MAY 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, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

Absent: Lori Snyder.

2. A motion was made and seconded (*Edwards/Clark*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 9th day of April 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 a zone map change from DPUD M-1 to M-1, for Frost Properties LLC, on property located on the west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., common address of 2104 Blakesley Pkwy. Bristol, IN 46507 in Washington Township, zoned DPUD M-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0161-2026*.

Ron Frost, Frost Properties, 2104 Blakesley Pkwy., Bristol, was present as the petitioner. He explained the purpose of the rezoning is to have a small shop for parking trucks, having a couple offices, and equipment storage for his current business. He also stated he talked with Mike Yoder, Town Manager of Bristol and he was on board with this rezoning.

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** Brian Dickerson that the Advisory Plan Commission recommend to the Bristol Town Council that this request for a zone map change from DPUD M-1 to M-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, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

5. The application for a zone map change from A-1 to DPUD M-1, and for primary approval of a 1-lot minor subdivision to be known as EAGLE TRANSPORT DPUD M-1, for Eagle Real Estate Group LLC represented by Surveying & Mapping, LLC, on property located on the northwest corner of CR 142 & CR 17, common address of 22153 CR 142 Goshen, IN 46526 in Union 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-0039-2026*.

Ed Stanley, Surveying and Mapping, 2810 Dexter Dr., Elkhart, was present representing the petitioner. He confirmed the zone change request for this project.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Dickerson*) 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** Philip Barker 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 M-1, and for primary approval of a 1-lot minor subdivision to be known as EAGLE TRANSPORT DPUD M-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, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

5 The application for a zone map change from GPUD R-3 & GPUD R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as GREENCROFT MIDDLEBURY PHASE II B DPUD R-3, for Greencroft Middlebury Inc. represented by Abonmarche Consultants, on property located on the southwest end of Windridge Dr., 325 ft. west of Greencroft Pkwy., south of Circle Dr., south of Wayne St., in Middlebury Township, zoned GPUD R-3 & GPUD R-4, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0184-2026*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She stated this project will finish out this development that has been serving the Middlebury Community for many years. She mentioned there are staff from Greencroft along with staff from the Town of Middlebury present. She stated there have been many meetings with the community on how the infrastructure would work with in the community.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Dickerson*) 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** Brian Dickerson that the Advisory Plan Commission recommend to the Middlebury Town Council that this request for a zone map

change from GPUD R-3 & GPUD R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as GREENCROFT MIDDLEBURY PHASE II B DPUD R-3 be approved in accordance with the Staff Analysis.

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

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

Abstain: Steve Clark.

6 The application for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as YODER CONCRETE, LLC DPUD AMENDMENT No. 2, for Larry Yoder & Linda Yoder, Husband & Wife represented by Abonmarche Consultants, on property located on the west side of SR 13, 2,500 ft. south of CR 36, common address of 64455 SR 13 Goshen, IN 46528 in Clinton Township, zoned DPUD M-1, A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0177-2026*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She explained Yoder Concrete has been succeeding in their business. She stated they wanted to make room for expansion, which will also include an additional retention pond to manage the additional hard surface that is proposed. She went on to say the new building will be used for storage to ensure minimal outside storage on the site. Mr. Warner mentioned about soils being a concern in this area. Mrs. Welsh stated there is a significant septic area that is a mound system. She mentioned in 2022 there was a new tile connection created between the facility and the ditch.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Dickerson*) 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** 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 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as YODER CONCRETE, LLC DPUD AMENDMENT No. 2 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, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

7. Board of County Commissioners Approvals Following Plan Commission Recommendations

Mr. Auvil reported at the April 20, 2026 County Commissioners Meeting they approved the

Riverbend Townhomes DPUD, The Town of Bristol Amendment to the Developmental Ordinance, and accepted the right-of-way dedication for Lux Granger Phase 1.

8. A motion was made and seconded (*Warner/Rogers*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:58 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Steve Warner, Chairman