

**PLAN MINUTES**  
**ELKHART COUNTY PLAN COMMISSION MEETING**  
**HELD ON THE 13TH DAY OF APRIL 2023 AT 9:30 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> ST., GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Jeff Burbrink. The following staff members were present: Danny Dean, Planner; Adam Coleson, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Phil Barker, Steve Warner, Lori Snyder, Steve Clark, John Gardner, Roger Miller, Brian Dickerson, Brad Rogers.

**Absent:** Steve Edwards.

2. A motion was made and seconded (*Dickerson/Barker*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 9th day of March 2023, be approved as submitted. The motion was carried with a unanimous vote.

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

4. Laura Gilbert came on and introduced John Gardner as the new ag agent replacing Jeff Burbrink through the end of the year.

5. The application for an amendment to an existing DPUD A-1 known as REPLAT A PLUS STORAGE DPUD A-1 for an additional building, for Staylock Storage Inc. LLC C/O Storage Rentals of America represented by Kimley Horn & Associates & Bertsch & Frank & Associates, on property located on the east side of CR 9, 1, 550 ft. south of CR 4, common address of 52292 CR 9 in Osolo Township, zoned DPUD A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0119-2023*.

Brett Hickey, Kimley Horn Design, 111 West Jackson Blvd., Chicago, was present for the request. He stated the developer is excited to expand in this area.

There were no remonstrators present.

A motion was made and seconded (*Dickerson/Rogers*) 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 Board of County Commissioners that this request for an amendment to an existing DPUD A-1 known as REPLAT A PLUS STORAGE DPUD A-1 for an additional building be approved in accordance with the Staff Analysis.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steve Clark, John Gardner, Roger Miller, Brian Dickerson, Brad Rogers.

6. Steve Warner presented the executives committee's unanimous decision to name Mae Kratzer as the new Plan Director.

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

**Motion: Action:** Approve, **Moved by** Brian Dickerson, **Seconded by** Phil Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that Mae Krater to be the new Plan Director.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steve Clark, John Gardner, Roger Miller, Brian Dickerson, Brad Rogers.

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

Danny Dean reported on the March 20, 2023 Town Council of Middlebury petition approval.

8. Danny Dean presented a staff item for a minor change request-Zimmer County Road 5 DPUD site plan amendment to change the sign to a monument sign.

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

**Motion: Action:** Approve, **Moved by** Steve Clark, **Seconded by** Brian Dickerson that this request be approved as a minor change.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).

**Yes:** Phil Barker, Steve Warner, Lori Snyder, Steve Clark, John Gardner, Roger Miller, Brian Dickerson, Brad Rogers.

A motion was made and seconded (*Dickerson /Snyder*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:45 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

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Roger Miller, Chairman