

MINUTES

ELKHART COUNTY BOARD OF COMMISSIONERS MEETING

October 20, 2025

President Brad Rogers called the meeting to order at 9:00 a.m. in room 104 in the County Administration Building, 117 North Second Street, Goshen, Indiana. The other Board members, Suzie Weirick and Bob Barnes were also present. Others present were Steve Olsen, County Attorney; Patricia Pickens, County Auditor, and Kelly Ropp, Administrative Manager.

***This meeting commenced pursuant to public notice under the Indiana open door law. This meeting was made available for the public and press to attend in person or engage in remote real-time observation.

On a motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved the Minutes of October 13, 2025 meeting and placed them on file.

(Item 462)

On a motion made by Bob Barnes, seconded by Suzie Weirick and unanimously carried, the Board approved the Allowance of Claims as presented by the County Auditor's office.

BUSINESS ITEMS:

Kyle Wagner, County Highway, presented a request for approval of a LPA-Consultant agreement for the replacement of Bridge 143 – CR 3 over Baugo Creek. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this agreement.

(Item 463)

Steve Olsen, County Attorney, presented for consideration an Independent Contractor Agreement with Ecopia Tech Corporation. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this agreement.

(Item 464)

Steve Olsen, County Attorney, presented for consideration an Independent Contractor Agreement with Kimley-Horn and Associates, Inc. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this agreement.

(Item 465)

Steve Olsen, County Attorney, presented for consideration a Task Order for Bridge 347 with Lochmueller Group, Inc. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this task order.

(Item 466)

Steve Olsen, County Attorney, presented for consideration a Task Order for Bridge 402 with Lochmueller Group, Inc. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this task order.

(Item 467)

Steve Olsen, County Attorney, presented for consideration a Task Order for Bridge 136 with United Consulting Engineers, Inc. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this task order.

(Item 468)

Steve Olsen, County Attorney, presented for consideration a Task Order for Bridge 232 with United Consulting Engineers, Inc. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this task order.

(Item 469)

Steve Olsen, County Attorney, presented for consideration a joint Resolution with the Elkhart County Council to Approve the Interlocal Agreement Funding Water and Sewer Main Extension. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved Resolution CO 2025-42.

(Item 470)

Steve Olsen, County Attorney, presented for consideration an Ordinance Establishing Standard Contractual Language for County Contracts. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved Ordinance CO 2025-43.

(Item 471)

Jason Auvil, Zoning Administrator, presented a request for approval of Brian L. Borkholder (Buyer) & Marcus D. Yoder & Ruby E. Yoder, Husband & Wife (Sellers), represented by B. Doriot & Associates, Inc. for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as Premier Finishing DPUD A-1, Southwest corner of CR 52 & CR 11, common address of 67470 Fernbrook Rd. in Union Township. Blake Doriot, B. Doriot & Associates, spoke. Brian Burkholder (Buyer) spoke. Brad Rogers opened a public hearing. The following people spoke against this request: Shirley Blosser, Nappanee, and Max Schmucker, Nappanee. Deb Schmucker, Nappanee, read a letter from property owner Bryan Sheets against this request. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board closed the public hearing. Blake Doriot and Jason Auvil answered questions from the Board. Suzie Weirick made motion to approve with the conditions that a buffer be added on the north side with an exterior radiator. Bob Barnes seconded this motion. A roll call vote followed: Bob Barnes, YES; Brad Rogers, NO; Suzie Weirick, YES. With a vote of 2-1, the Board approved this request.

(Item 472)

Request approval of River Bend Development Group, LLC & Lozier Corporation, by Wightman, for a zone map change from A-1 & M-2 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as Riverbend Townhomes DPUD, north side of CR 16, 500 ft. west of CR 116 in Middlebury Township was withdrawn.

(Item 473)

Danielle Richards, Planning, presented a request for approval of Cesar Manuel Valdez for a zone map change from A-1 to B-2, east side of US 33, 1,260 ft. north of CR 40, common address of 65764 US 33 in Elkhart Township. Julio Cesar Valdez, Goshen, spoke. Brad Rogers opened a public hearing. No audience members wished to speak on the matter. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board closed the public hearing. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this request.

(Item 474)

Jason Auvil, Zoning Administrator, presented a request for approval of Fernbrook LLC, represented by DVG Team, Inc. for a zone map change from GPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as NIPSCO New Paris Local Operations Center, northwest corner of Fernbook Rd. & CR 14, west of SR 15, common address of 65764 US 33 in Jackson Township. Tonya Stanley, NIPSCO, spoke. Jack Halls, DVG Team Inc, spoke. Brad Rogers opened a public hearing. Brad Hooley, Fernbrook LLC, spoke. Dennis Chupp, New Paris, spoke against. Wayne Wingard, Master Steel Roofing, spoke in favor but discussed traffic concerns. Jack Halls, DVG Team Inc, and Tonya Stanley, NIPSCO, spoke again regarding public concerns. On motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board closed the public hearing. Mae Kratzer, Planning and Development, spoke regarding the buffering. Suzie Weirick made motion to approve the request with the following conditions:

The adjacent property on the eastern border will have the following buffering requirements. The northern property boundary will have a 2ft berm with 8 ft fencing, the western property boundary will have a 12 ft berm with plantings, and the southern property boundary will have a 6ft berm with plantings.

Bob Barnes seconded the motion. A roll call vote followed: Bob Barnes, YES; Brad Rogers, NO; Suzie Weirick, YES. With a vote of 2-1, the Board approved this request.

(Item 475)

The Weights & Measures Report for September 16th to October 15th, 2025 was submitted. A motion made by Suzie Weirick, seconded by Bob Barnes and unanimously carried, the Board approved this report.

(Item 476)

BOARD ITEMS:

None.

PRIVILEGE OF THE FLOOR:

None.

ADJOURNMENT:

On motion made by Suzie Weirick, seconded by Bob Barnes, and unanimously carried, the Board adjourned the meeting.