

# AGENDA

## ELKHART COUNTY PLAN COMMISSION

April 9, 2026

9:30A.M.

Public Service Building  
MEETING ROOMS A & B  
4230 Elkhart, Rd., GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 12<sup>th</sup> day of March 2026.

Acceptance of the Elkhart County Development Ordinance, and Staff Report materials as evidence for today's hearings.

### REZONINGS

9:30 A.M.

(WARNER)

- A. Petitioner: Christopher Cory White (page 9)  
Petition: for a zone map change from M-1 to A-1.  
Location: south side of CR 6, 1,980 ft. west of CR 21, common address of 19872 CR 6, Bristol, IN 46507 in Washington Township. (RZ-0047-2026)
- B. Petitioner: Edward A. Shidler and Tammy L. Shidler, Husband & Wife (page 10)  
Petition: for a zone map change from R-2 to A-1.  
Location: west side of Eagle St., 680 ft. west of East County Line Rd., north of CR 4, common address of 51861 East County Line Rd., Middlebury, IN 46540 in York Township. (RZ-0048-2026)
- C. Petitioner: Krystofer J. W. Yacks & Allison M. Yacks, Husband & Wife (page 11)  
Petition: for a zone map change from R-1 to A-1.  
Location: east side of CR 7, 2,650 ft. south of Mishawaka Rd., common address of 58416 CR 7, Elkhart, IN 46517 in Concord Township. (RZ-0072-2026)

### DETAILED PLANNED UNIT DEVELOPMENT

- D. Petitioner: Star Property Real Estate Company, LLC (page 12)  
Michiana Capital Investments Group, LLC  
represented by Freedom Builders  
Petition: for an amendment to an existing DPUD M-1 known as **MICHIANA CAPITAL INVESTMENTS DPUD M-1** to allow for additional signage.  
Location: northeast corner of SR 13 & CR 30, common address of 61790 SR 13, Goshen, IN 46528 in Clinton Township. (DPUD-0042-2026)

## **DEVELOPMENT ORDINANCE AMMENDMENT**

- E. Petitioner: The Elkhart County Advisory Plan Commission (page 13)  
Petition: Development Ordinance (Section 158.05, 158.06) – Text Amendment: Shipping Containers as Accessory Structures and Revisions to Storage and Screening Standards. The proposed text amendment would add Section 158.05(12) to establish standards for the use of shipping containers as detached accessory structures, distinguishing between personal storage and living space uses, and specifying zoning districts in which such uses are allowed by right, allowed by Special Use Permit, or prohibited. The amendment would also revise Section 158.05(10)(c) to reduce the maximum gross floor area of accessory structures for personal residential storage on properties of three acres or more in the A-1 and R-1 zoning districts from 250% to 200% of the net floor area of the primary residential structure. The amendment would further revise Section 158.06(I) regarding outdoor storage screening requirements.
- Location: The geographic area to which the proposed amendments to the text of the Elkhart County Zoning Ordinance applies is all lands within Elkhart County, including all the Townships: Cleveland, Osolo, Washington, York, Baugo, Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke, Union, Jackson and Benton, but excluding the jurisdictions of the City of Goshen, the City of Elkhart, and the Town of Nappanee.

## **PUBLIC MEETING ITEMS** *(time of review at the discretion of the Plan Commission)*

### **STAFF/BOARD ITEMS** *(time of review at the discretion of the Plan Commission)*

- *Board of County Commissioners Approvals Following Plan Commission Recommendations.*
- *Correction to the Development Ordinance Bristol Overlay for a scrivener's errors in section 7.*

## **ADJOURNMENT**

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

Brad Rogers – County Commissioners Liaison: no term

Brian Dickerson – Appointed by Commissioners: term 1/1/25 – 12/31/28

Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28

Angie Brenneman – Ag Agent: no term