

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 12th 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	Brad Rogers – County Commissioners Liaison: no term
Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26	Brian Dickerson – Appointed by Commissioners: term 1/1/25 – 12/31/28
Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26	Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28
Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28	Angie Brenneman – Ag Agent: no term
Steven Clark – County Council Liaison: no term	

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 12TH DAY OF MARCH 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, Lori Snyder. 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, Lori Snyder, Brad Rogers, Angie Brenneman, Roger Miller.

Absent: Steve Clark, Brian Dickerson.

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

3. A motion was made and seconded (*Snyder/Miller*) 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 A-1 to DPUD R-3, and for primary approval of a 1-lot minor subdivision to be known as RIVERBEND TOWNHOMES DPUD, for River Bend Development Group, LLC & Lozier Corporation represented by WIGHTMAN, on property located on the north side of CR 16, 550 ft. west of CR 116, in Middlebury 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-0747-2025*

Terry Lang, Witman, 1402 Mishawaka Ave., South Bend was present representing the petitioners. He noted the rezoning before the Plan Commission was heard previously. He noted concerns were mentioned at the previous hearing, and he met with the developers in order to address some of those concerns. He explained the number of units has decreased to 12 buildings with 112 units total. He continued saying some of the units will be one bedroom and some two. He then addressed parking stating there will be 2 parking spaces per unit with an excess of 20 spaces more than is required by the Development Ordinance. He stressed 62% of the site will be open area, and the removal of additional buildings from the original plan allows trees to remain except for the office area. He noted additional evergreen will be planted to establish a better buffer. Mr. Lang stated Middlebury water and sewer will service the site. He added the school district is in favor of this request, as the Middlebury elementary school enrollment is down. He stressed they have worked with the municipality and school district. He then addressed drainage and stated it has a draw down rate of over 10 inches an hour well over the 500-year rain soil capacity. He mentioned retention areas in the development to the south and stressed those retention areas are meant to be wet and decorative. He stressed he believes they have a plan to be a good neighbor. Mr. Miller

noted the zoning is changing from A-1 to DPUD R-3. He stressed the Plan Commission does not approve the building plans for the units themselves. Mr. Lang mentioned the building plans will go through the proper channels for approval.


Mr. Warner asked for a show of hands for those opposed to the request, and several hands were raised in the audience.

Tom Carney, 56571 CR 116, Middlebury, was present in opposition to this request. He stressed he would like the zoning to remain A-1 or be changed to a single-family residential zoning. He stressed several Amish families would be interested in purchasing the property. He pointed out the entrance to the subject property and development to the south along with CR 116 on the site plan on file. He stressed he believes the number of cars coming to/from the property warrants an intersection, not a standard driveway. He also pointed out the cemetery on the aerial and noted someone was killed on a bicycle there. He also pointed out a residence where both a husband and wife were struck by a vehicle. He reiterated his main concern is the traffic.

Stephanie Kauffman, 10960 CR 14, Middlebury was present in remonstrance and stated the Pumpkinvine runs behind her residence. She stated she shares the same concerns as the previous remonstrator. She stressed she struggles to pull out on the road with her minivan, and questioned how the Amish are able to travel it with their horse and buggies along the road with no shoulders. She stressed the area is extremely crowded, and there are no passing lanes to pass buggies. She noted she is very concerned about the traffic and Amish population. She then mentioned loud noises, battery powered bikes, and someone camping along the Pumpkinvine. She stressed the trail runs through people's back yards, and the proposed apartments back up to it. Mrs. Kauffman then mentioned the Middlebury Comprehensive Plan and quoted, "One of the goals is safe streets. The residents can get around with ease whether driving, walking, biking, or a buggy". She stressed she does not believe the Amish can safely travel most Middlebury roads. She stated this petition was taken off of the Town Council Meeting Agenda in, Middlebury, therefore no one was able to speak to them on the matter. She also mentioned many people could not make this meeting do to its time. She noted vibrancy, sustainability, and thriving are mentioned in the comprehensive plan, and she stated she believes Middlebury already meets that. She stated 22 years ago her family moved from Chicago to live on property with a little bit of land and never envisioned an apartment complex next door.

Rick Miller, 56521 CR 116, Middlebury, was also present opposed to this request. He pointed out on the aerial a business, the Country Barn, across the street from his property, along with a flooring business, Middlebury Poultry, and an Amish School. He noted the amount of cars turning into these businesses causing issues. He stated about nine business's traffic uses this road to get to them in Town. He stressed adding that number of people and apartments is a huge safety concern He pointed out an intersection close to a previously noted business, and multiple accidents that almost happened there. He reiterated Amish are interested in purchasing the property for single family homes.

Kevin Schmidt, 307 E. Warren, was also present in remonstrance. He reiterated the concerns mentioned previously about traffic increase on the road. He then mentioned he has seen everything go down the road from a bobcat to single pony race cart, hay wagons, electric bikes, and pedestrians, all things that are very unique to Middlebury. He explained they all are coming down the road, and he does not believe the road is safe for those vehicles. He noted he is worried about anyone moving into town, who is not familiar with the traffic issues on that road.

 Pam Kiser, 53934 CR 37 Middlebury, was present in remonstrance. She mentioned many of the items mentioned in September that were spoke about today, overall safety. She noted the room was full last meeting, and significantly less people are in attendance at this hearing. She stressed the developer went back to the drawing board to make it more palatable. She then mentioned the solar farm rezoned in Benton Township 850 acres. She noted a solar farm was destroyed in Wheatfield, IN by a tornado, and no one knows the contamination caused by the storm or the effect it will have on the neighbors. She then addressed the development again, and stated she believes when an Amishman is killed on this road due to traffic, that is due to the Board's decision.

Mr. Lang came back on to respond to the concerns that were raised. He stressed both entrances have been developed closely with the County Highway Department engineers. He noted both entrances have been changed to meet their requests. He then stated his recommendation is for County Highway to reduce the speed limit in that area. He mentioned someone will always ride a bike down the road instead of using the Pumpkinvine, but they have worked with County Departments to ensure they are complying with the guidelines of the Ordinance. He noted he cannot address someone sleeping in a tent on the Pumpkinvine Trail, but they are trying to provide more available apartments for additional housing. He noted he has no control over rent. He stressed they want to be good neighbors, and the property is being developed by people living in the community.

Marlin Schwartz, Riverbend Development Group, 420 N. Main St., was present as the developer. He noted the projected rent is \$1,700-\$2,200/month. He explained it is not subsidized housing. He stressed most units will be two bedroom or three bedroom with a few one bedroom units.

Mr. Warner stated the Board does not have control or say over traffic.

A motion was made and seconded (*Rogers /Snyder*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Mr. Rogers noted the property is surrounded by the Town of Middlebury, but the property and road are in County's jurisdiction. Mrs. Brenneman mentioned an expansion of this road in LaGrange County, and asked if the County has a plan to expand this road. Mr. Rogers responded the County Highway Department can evaluate this area. Mrs. Snyder mentioned the proposed plan shows turn lanes in this area to turn into the property, which is an improvement to the current road. Mr. Miller stressed the discussion should involve the rezoning.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Warner 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 R-3, and for primary approval of a 1-lot minor subdivision to be known as RIVERBEND TOWNHOMES DPUD 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, Lori Snyder, Brad Rogers, Angie Brenneman, Roger Miller

5. Board of County Commissioners Approvals Following Plan Commission Recommendations

Mr. Auvil reported on the February 16, 2026 County Commissioners Meeting approved of the Jeffery Martin DPUD A-1.

6. Mae Kratzer mentioned the 2026 Development Ordinance updates. She noted legislative session ended resulting in a new bill passed called Indiana House Bill 1001 that has some impact on the Planning Department. She explained staff is slowing down the updates, until the impact of the bill is known.

7. Mae Kratzer stated Don Shuler, the Board Attorney will be transitioning away from the County at the end of his contract, June 30th. She introduced Jackson Beck, Yoder Ainlay, as the new Board Attorney.

8. A motion was made and seconded (*Rogers/Edwards*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:09 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Steve Warner, Chairman

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 9, 2026

Transaction Number: RZ-0047-2026.

Parcel Number(s): 20-03-28-102-015.000-030.

Existing Zoning: M-1.

Petition: For a zone map change from M-1 to A-1.

Petitioner: Christopher Cory White.

Location: South side of CR 6, 1,980 ft. west of CR 21, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	M-1	Residential
North	A-1	Agricultural
South	M-1	Commercial
East	M-1	Commercial/Manufacturing
West	M-1	Commercial/Manufacturing

Site Description: The subject property consists of one 0.512-acre parcel, is rectangular in shape, and has an existing 1,848 ft² residence.

History and General Notes:

- **March 5, 1963** – The Board of County Commissioners rezoned the property from A-1 to M-1.

Zoning District Purpose Statement: The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to make the existing residence legal conforming and to allow residential use by right.

Plan Commission Staff Report (Continued)

Hearing Date: April 9, 2026

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. This is an existing residential property in a mixed-use area.
3. The most desirable use of the subject property is residential, commercial, and/or compatible and supporting uses.
4. The request conserves property values. The A-1 zoning district would allow for the existing residential use and structures to become legal conforming.
5. The proposed rezoning promotes responsible growth and development. By rezoning the property to A-1, the property is allowed to continue residential uses by right.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Rezoning - Rezoning

RZ-0047-2026

Date: 02/06/2026 Meeting Date: April 09, 2026
Plan Commission Hearing (Rezoning) Transaction #: RZ-0047-2026

Description: for a zone map change from M-1 to A-1

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Christopher Cory White	Christopher Cory White
215 Prairie St.	215 Prairie St.
Elkhart, IN 46516	Elkhart, IN 46516

Site Address: 19872 County Road 6 Bristol, IN 46507	Parcel Number: 20-03-28-102-015.000-030
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Township: Washington
Location: South Side Of County Road 6, 1,980 Ft. West of CR 21

Subdivision:	Lot #
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Lot Area: 1.15	Frontage: 116.00	Depth: 200.00
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Zoning: M-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

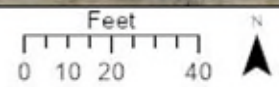
RZ-0047-2026

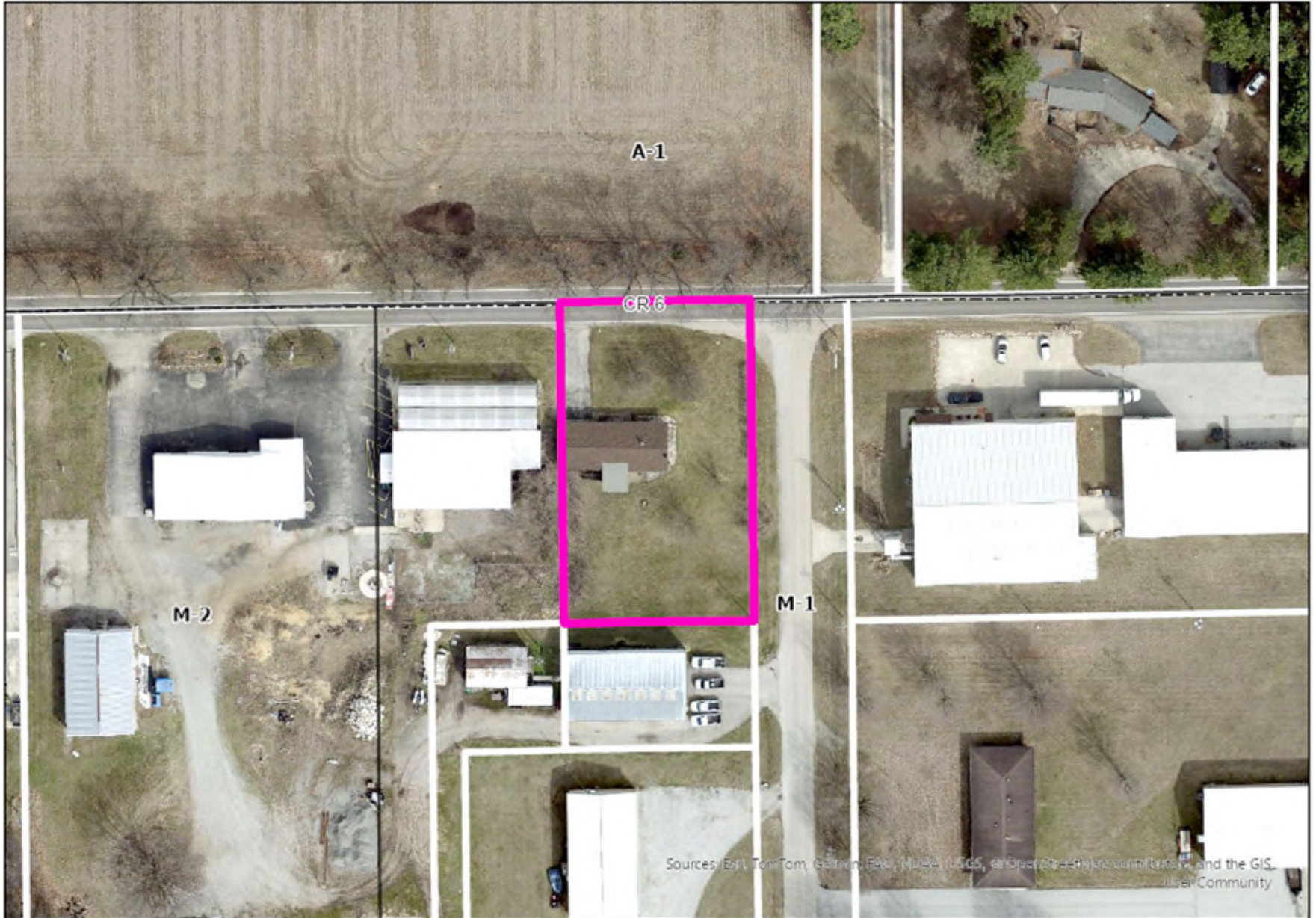


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 40 ft

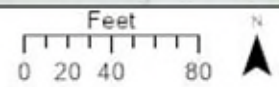




Sources: Esri, TomTom, Garmin, Geo, NOAA, USGS, @OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 80 ft

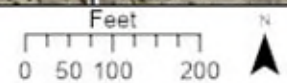


RZ-0047-2026



2025 Aerials

1 inch equals 200 ft



Surveyor's Report

Prior Surveys, plats, plans or documents used in the performance of this survey are as follows:

- Quitclaim Deed recorded in Document No. 2023-03387 in the Office of the Recorder of Elkhart County, Indiana.
- Quitclaim Deed recorded in Document No. 2006-03054 in the Office of the Recorder of Elkhart County, Indiana.
- Trustee Deed recorded in Document No. 2021-12426 in the Office of the Recorder of Elkhart County, Indiana.
- Corporate Warranty Deed recorded in Document No. 2020-07792 in the Office of the Recorder of Elkhart County, Indiana.
- Warranty Deed recorded in Document No. 2016-01209 in the Office of the recorder of Elkhart County, Indiana.
- Corporate Warranty Deed recorded in Document No. 2021-05431 in the Office of the Recorder of Elkhart County, Indiana.
- Plat of survey performed by Loren Stackhouse with Marbach Land Surveying, dated January 19, 1998 for project 427-98, unrecorded.

This is a boundary survey of a portion of land remaining from land deeded to Harriet J. Kruse Revocable Living Trust by Quitclaim Deed in Document No. 2006-03054 and recorded in the Office of the Recorder of Elkhart County, Indiana. The basis of bearings used for this survey is the record bearing along the North line of the Northwest Quarter of Section 28 being North 90°00'00" East as established by Points "100" and "101" hereon. All dimensions shown are measured unless denoted (R) to indicate a record dimension variance. Monuments found are as shown and noted in the "Monuments Descriptions" table hereon.

The subject parcel of this survey and all of the surrounding parcels were once combined as one 70 acre parcel. All of the surrounding parcels have been surveyed and sold off over the years, resulting in a remaining remnant parcel made up of many "exception" descriptions. The purpose of this survey is to retrace the established boundary lines and create a new legal description for clarity of record.

The Stackhouse survey, referenced above, was performed in 1998 and was intended to split up the remaining 27 acres of the original 70 acre parcel. Several monuments recovered this survey are believed to be from said Stackhouse survey, being points "103", "107", and "108". The current deed descriptions of the South and West adjoining parcels are the same as created on said Stackhouse survey.

The East boundary line was established parallel with and 60 feet West of the East line of land deeded to ZXC LLC. Said line was established at record bearings and by holding point "106". This solution agrees well with monuments found at point "102", "103" and "129". The Southeast corner was established at the record distance from the Section line. The record bearing of the South adjoiner was used to establish the South boundary line. The West boundary line was established using the record bearing for the West adjoiner and by holding the record location of the Northwest section corner established by Document No. 2016-01209. This solution agrees well with found monumentation with the exception of point "107" being 0.56' West of line. This solution is further supported by point "128" being within 0.2'.

As a result of the above observations, it is my opinion that the uncertainties of the lines and corners established in this survey are as follows:

Due to inconsistencies in occupation lines or evidence of possession: As shown

Due to reference monuments: 0.6' in regards to point "107", 0.2' amongst others. See "Monument Table" hereon

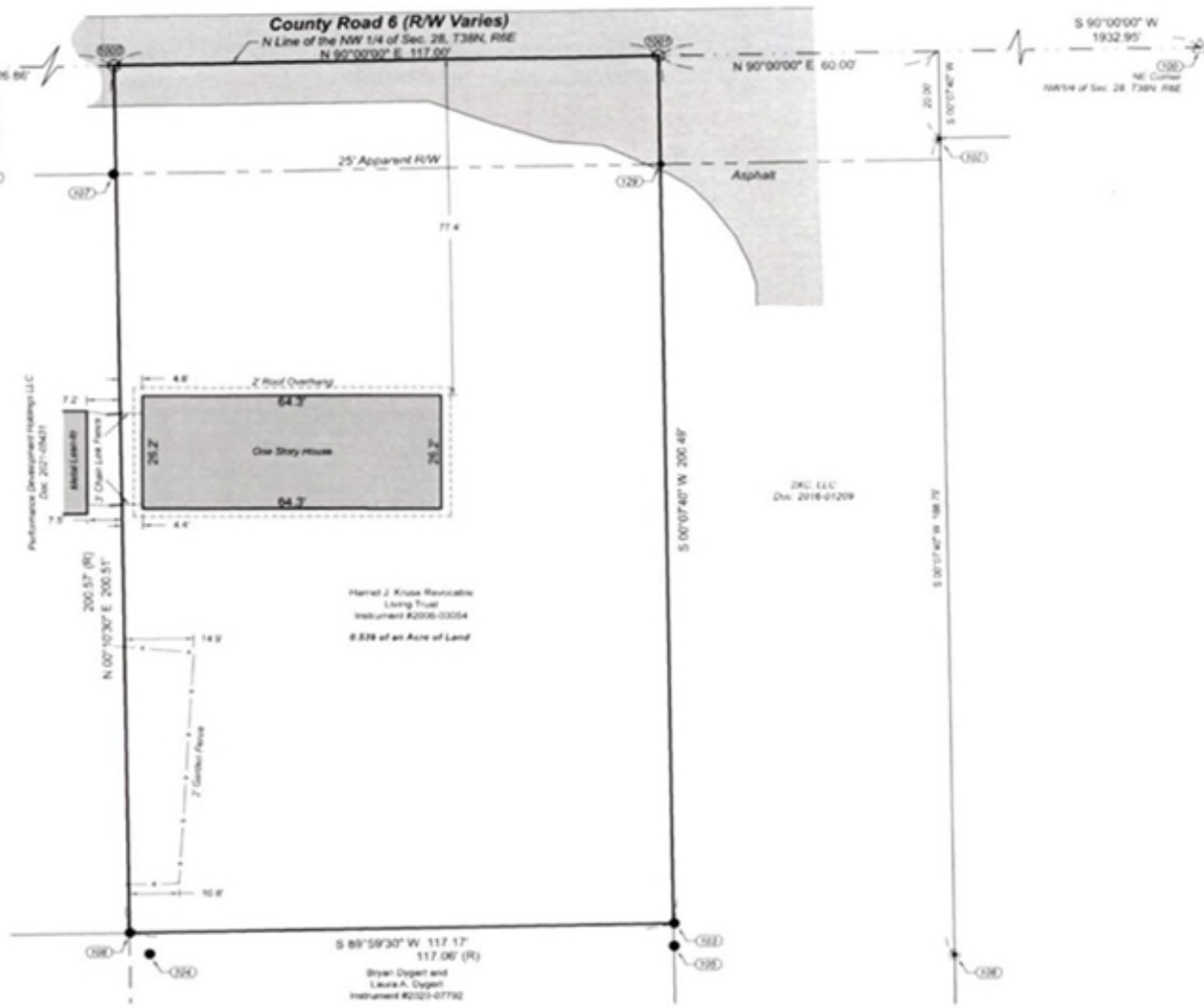
Due to discrepancies in record documents: Many of the exception taken from the original 70 acre tract contain significant mathematical ambiguities, misclosures, or require field surveying to plot. It is clear from the Stackhouse survey and immediate surrounding deeds what is remaining for the subject parcel of this survey within reasonable tolerances. There are some bearings to the nearest minute and distances to the nearest tenth, which create an uncertainty around 0.15' more or less.

Land Description - Modernized

Part of the Northwest Quarter (NW1/4) of Section 28, Township 38 North, Range 6 East, in Washington Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetter, Registration Number LS21400008, with Land and Boundary, as shown on a survey drawing for Project No. 251201, certified on January 23, 2026 and being more particularly described as follows:

Commencing at a Harrison Monument marking the Northwest corner of the Northwest Quarter (NW1/4) of said Section 28; thence North 90°00'00" East along the North line of said Northwest Quarter (NW1/4) a distance of 576.53 feet to a Survey Spike with washer inscribed "FIRM 0146" marking the Northeast corner of land deeded to Performance Development Holdings in Document No. 2021-05431 in the Office of the Recorder of Elkhart County, Indiana, said point being the Point of Beginning of this description; thence continuing North 90°00'00" East along said North line a distance of 117.00 feet to a Survey Spike with washer inscribed "FIRM 0146" marking the Northwest corner of land deeded to ZXC LLC in Document No. 2016-01209 in said Recorder's Office; thence South 0°07'40" West along the West line of said ZXC land a distance of 200.49 feet to the Northeast corner of land deeded to Bryan Dygert and Laura A. Dygert in Document No. 2020-07792 in said Recorder's Office, being marked by an iron pipe with cap inscribed "MB13"; thence South 89°59'30" West along the North line of said Dygert land a distance of 117.17 feet to the Southeast corner of aforesaid Performance Development Holdings land being marked by an iron pipe with cap inscribed "MB13"; thence North 0°10'30" East along the East line of said land a distance of 200.51 feet to the Point of Beginning of this description.

Containing 0.539 of an Acre of Land



Harriet J. Kruse Revocable Living Trust
Instrument #2006-03054
0.539 of an Acre of Land

Bryan Dygert and Laura A. Dygert
Instrument #2020-07792

- LEGEND**
- △ HARRISON MONUMENT FOUND
 - IRON PIPE FOUND
 - IRON PIPE FOUND
 - RESURV. FOUND
 - SURVEY SPIKE SET

MONUMENT DESCRIPTIONS	
100	HARRISON MONUMENT FOUND 1' DEEP NE COR NW1/4 OF SEC. 28
101	HARRISON MONUMENT FOUND FLUSH NW COR NW1/4 OF SEC. 28
102	REBAR W/CAP (S LEGIBLE) FOUND 4' DEEP 3 1/2' W OF LINE
103	IRON PIPE W/CAP INSCRIBED "MB13" FOUND 2' DEEP ON COR
104	1/2" IRON PIPE FOUND 9' DEEP 3 1/2' S AND 4 1/2' E OF COR. ORIGIN UNKNOWN
105	1/2" IRON PIPE FOUND 9' DEEP 3 1/2' S OF COR. ORIGIN UNKNOWN
106	REBAR W/CAP INSCRIBED "BRADSHAW" FOUND 2' DEEP ON LINE
107	IRON PIPE W/CAP INSCRIBED "MB13" FOUND 2' DEEP 3 3/8' W OF COR.
108	REBAR W/CAP INSCRIBED "BRADSHAW" FOUND 2' DEEP 0.2 E OF LINE
128	PK NAIL FOUND FLUSH ON LINE
129	SURVEY SPIKE WITH WASHER "FIRM 0146" SET FLUSH
130	SURVEY SPIKE WITH WASHER "FIRM 0146" SET FLUSH
131	SURVEY SPIKE WITH WASHER "FIRM 0146" SET FLUSH



Flood Note
Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0151D, dated 8-2-2011, the property is located partially in Zone "X".

Site Location:
19872 County Road 6 Bristol, Indiana 46501

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 9, 2026

Transaction Number: RZ-0048-2026.

Parcel Number(s): 20-04-13-476-004.000-032.

Existing Zoning: R-2.

Petition: For a zone map change from R-2 to A-1.

Petitioner: Edward A. Shidler and Tammy L. Shidler, Husband & Wife.

Location: West side of Eagle St., 680 ft. west of East County Line Rd., north of CR 4, in York Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-2	Large lot Residential / Agricultural
North	R-2	Large lot Residential
South	R-2	Large lot Residential
East	R-2	Vacant / Partially Wooded / Small Lot Residential
West	R-2	Agricultural / Partially Wooded

Site Description: The subject property consists of one 6.77-acre parcel, is rectangular in shape, and has an existing 2,560 ft² residence and five accessory structures: 600 ft² barn, 418 ft² canopy, 270 ft² lean-to, and 2, 240 ft² utility sheds.

History and General Notes:

- **October 30, 1959** – The Board of County Commissioners established zoning in Elkhart County with this area being zoned an R-2 district.
- The property is close to Stone Lake. The assumption is that the County Commissioners at that time thought this area would be developed under dense residential use which resulted in the R-2 zoning.

Zoning District Purpose Statement: The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to make the existing agricultural uses legal conforming and to allow agricultural uses by right.

Plan Commission Staff Report (Continued)

Hearing Date: April 9, 2026

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that agricultural zoning districts should be used for agricultural and related business activities.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. Many of the adjacent properties are combinations of large lot residential uses, agricultural uses, and/or are undeveloped: vacant and/or partially wooded.
3. The most desirable use of the subject property is agricultural, residential, and/or other compatible and supporting uses.
4. The request conserves property values. The A-1 zoning district would allow for the existing agricultural uses and structures to become legal conforming.
5. The proposed rezoning promotes responsible growth and development. By rezoning the property to A-1, the property is allowed to continue agricultural and residential uses by right.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Rezoning - Rezoning

RZ-0048-2026

Date: 02/09/2026 Meeting Date: April 09, 2026
Plan Commission Hearing (Rezoning) Transaction #: RZ-0048-2026

Description: for a zone map change from R-2 to A-1

<u>Applicant</u>	<u>Land Owner</u>
Edward A. Shidler And Tammy L. Shidler, Husband & Wife 51861 E County Line Road Middlebury, IN 46540	Edward A. Shidler And Tammy L. Shidler, Husband & Wife 51861 E County Line Road Middlebury, IN 46540

Site Address: 51861 East County Line Rd
Middlebury, IN 46540

Parcel Number: 20-04-13-476-004.000-032

Township: York
Location: West side of Eagle St., 680 ft. west of East county line Rd., North of CR 4

Subdivision: Lot #

Lot Area: 6.77 Frontage: 195.00 Depth: 230.00

Zoning: R-2 NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

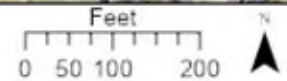
RZ-0048-2026



Source: SW, Twp, Ord, Gannett, PAO, NOAA, USGS, and OpenStreetMap contributors and the GIS User Community

2025 Aerials

1 inch equals 200 ft

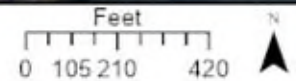


RZ-0048-2026



2025 Aerials

1 inch equals 400 ft

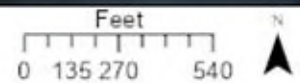


RZ-0048-2026



2025 Aerials

1 inch equals 500 ft



Sources: Esri, TomTom, Garmin, Eagle, Niles, USGS, OpenStreetMap contributors, and the GIS User Community

Edward Shidler + Tammy
51861 E. County Line Rd.
Middlebury, IN 46540-8939

Woodshed
8'x16'

camp fire
woodshed
3'x6'

garden
shed
10'x20'

chicken
coop 10'x20'

house
30'x40'
garage
32'x40'

barn
29'x30'

storage
shed 10'x20'

sm. equipment
storage
tractor shed - 8'x26'

food
plot

garden

meadow

christmas
tree field

farm
equipment
shed 15'x30'

Woods

fruit orchard

North ↑

Eagle Street

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 9, 2026

Transaction Number: RZ-0072-2026.

Parcel Number(s): 20-06-20-151-001.000-009, 20-06-20-151-002.000-009.

Existing Zoning: R-1.

Petition: For a zone map change from R-1 to A-1.

Petitioner: Krystofer J. W. Yacks & Allison M. Yacks, Husband & Wife.

Location: East side of CR 7, 2,650 ft. south of Mishawaka Rd., in Concord Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-1	Residential & Agricultural
North	R-1	Vacant, Residential & Agricultural
South	City of Elkhart	Residential
East	City of Elkhart	Residential
West	R-1	Residential & Agricultural

Site Description: The subject property consists of two parcels totaling 4.87 acres and both are rectangular in shape. The 2.87-acre parcel has an existing 3,025 ft² residence and six accessory structures: three barns (2,080 ft², 1,440 ft², & 1,104 ft²), 780 ft² lean-to, 600 ft² corn crib, and 480 ft² milk house. The 2-acre parcel is mostly wooded.

History and General Notes:

- **October 30, 1959** – The Board of County Commissioners established zoning in Elkhart County with this area being zoned an R-1 district.
- The property is close to the City of Elkhart. The assumption is that the County Commissioners at that time thought this area would be developed under residential use which resulted in the R-1 zoning.

Zoning District Purpose Statement: The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to make the existing agricultural uses legal conforming and to allow agricultural uses by right.

Plan Commission Staff Report (Continued)

Hearing Date: April 9, 2026

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that agricultural zoning districts should be used for agricultural and related business activities.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The existing property was originally a part of a larger farm that was located in the transitional area between agricultural and residential uses adjacent to the City of Elkhart.
3. The most desirable use of the subject property is agricultural, residential, and/or other compatible and supporting uses.
4. The request conserves property values. The A-1 zoning district would allow for the existing agricultural uses and structures to become legal conforming.
5. The proposed rezoning promotes responsible growth and development. By rezoning the property to A-1, the property is allowed to continue agricultural and residential uses by right.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Rezoning - Rezoning

RZ-0072-2026

Date: 02/18/2026 Meeting Date: April 09, 2026
Plan Commission Hearing (Rezoning) Transaction #: RZ-0072-2026

Description: FOR A ZONE MAP CHANGE FROM R-1 TO A-1

<u>Applicant</u>	<u>Land Owner</u>
Krystofer J.W. Yacks & Allison M. Yacks, Husband & Wife 58416 County Road 7 Elkhart, IN 46517	Krystofer J.W. Yacks & Allison M. Yacks, Husband & Wife 58416 County Road 7 Elkhart, IN 46517

Site Address: 58416 County Road 7 Elkhart, IN 46517	Parcel Number: 20-06-20-151-001.000-009 20-06-20-151-002.000-009
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Township: Concord
Location: EAST SIDE OF CR 7, 2,654 FT. SOUTH OF MISHAWAKA RD

Subdivision:	Lot #
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Lot Area: 4.87	Frontage:	Depth:
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Zoning: R-1	NPO List:
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Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

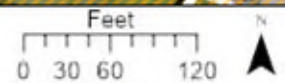
Department Signature:

RZ-0072-2026



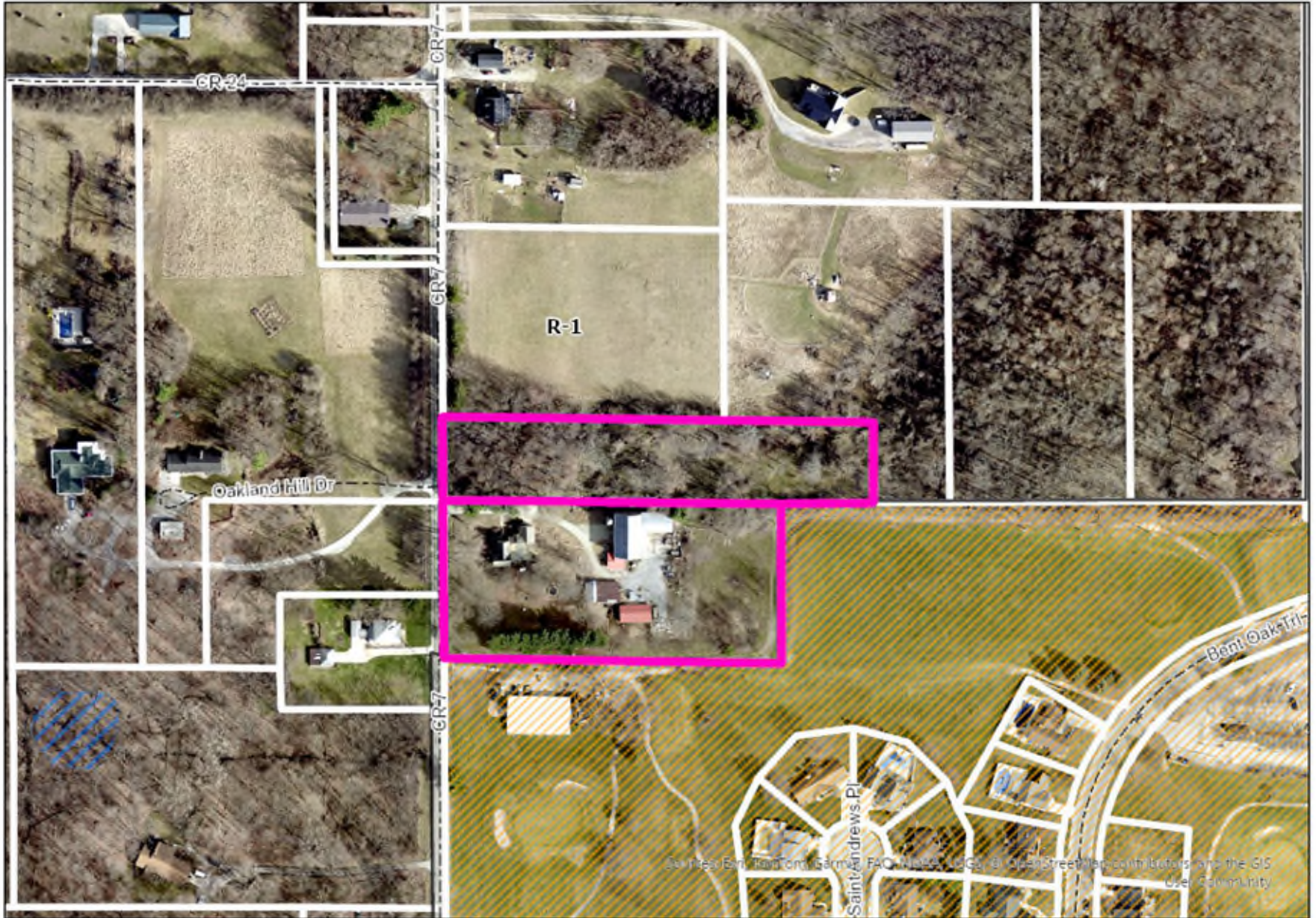
2025 Aerials

1 inch equals 120 ft



Sources: Esri, TomTom, Garmin, PAQ, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

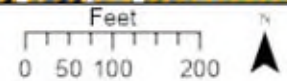
RZ-0072-2026



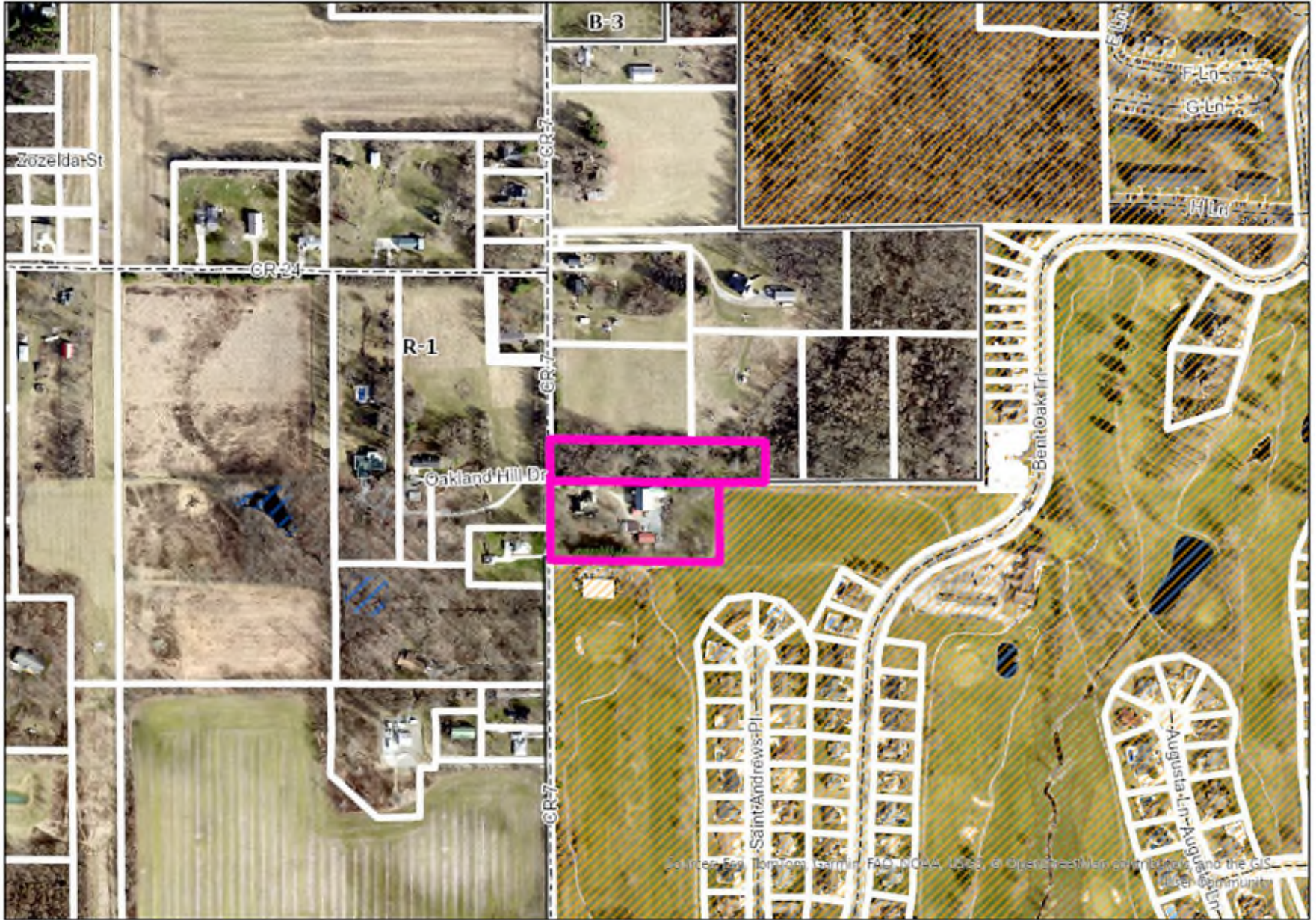
Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 200 ft



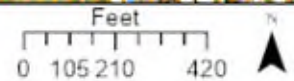
RZ-0072-2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

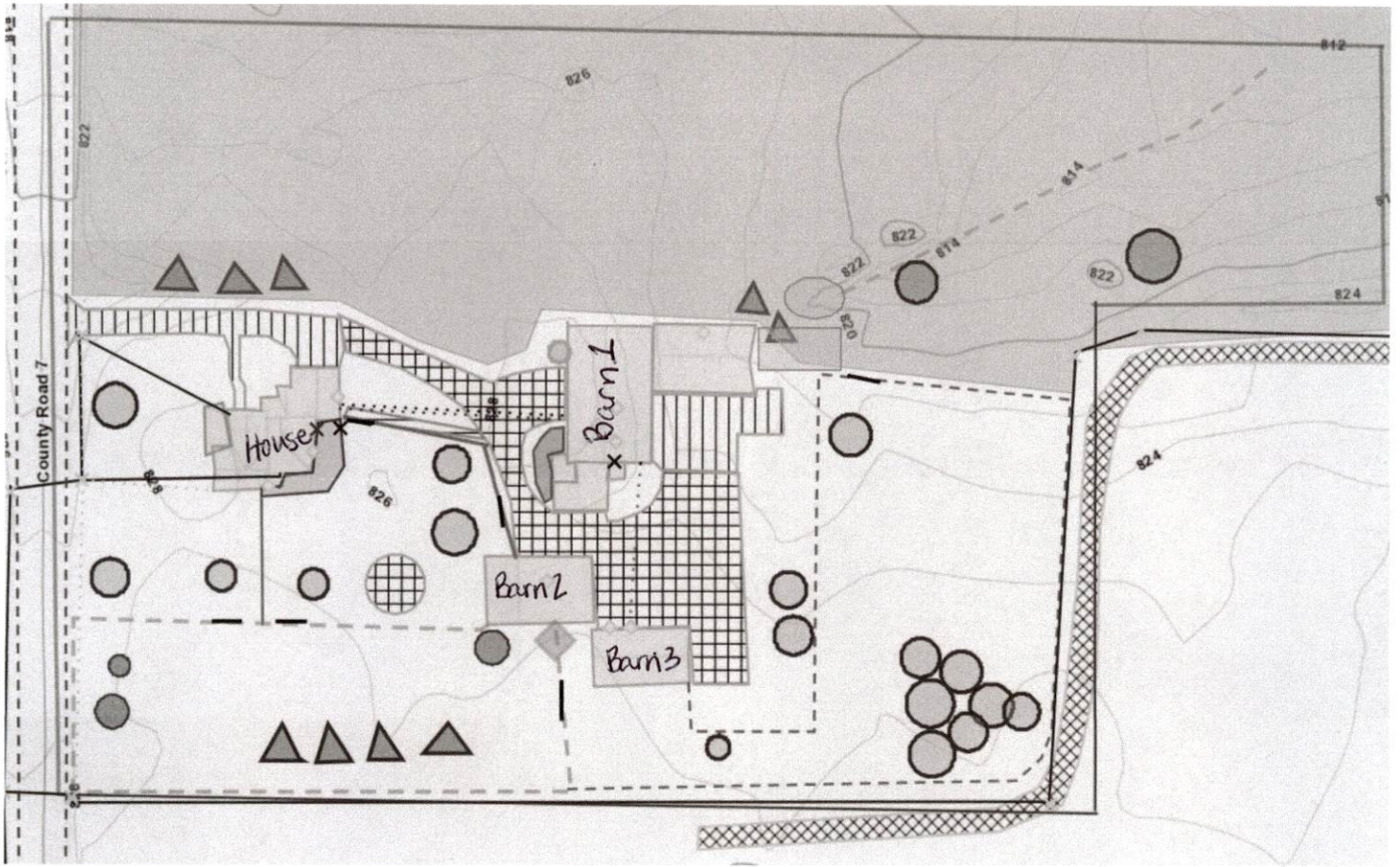
2025 Aerials

1 inch equals 400 ft



Site Plan

The property includes multiple existing barns and livestock shelters, with established water access and secure fencing already in place. It has a history of agricultural use and is well-suited for a small hobby operation. The intended use is to maintain livestock for personal purposes as well as to support our children in their participation in 4-H youth livestock projects.



Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 9, 2026

Transaction Number: DPUD-0042-2026.

Parcel Number(s): 20-12-02-300-015.000-007, 20-12-02-300-026.000-007, 20-12-02-300-027.000-007, 20-12-02-300-030.000-007, 20-12-02-300-031.000-007.

Existing Zoning: DPUD M-1.

Petition: For an amendment to an existing DPUD M-1 known as MICHIANA CAPITAL INVESTMENTS DPUD M-1 to allow for additional signage.

Petitioner: Star Property Real Estate Company LLC, represented by Freedom Builders.

Location: Northeast corner of SR 13 & CR 30, in Clinton Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	DPUD M-1	Manufacturing
North	A-1	Agricultural, residential
South	A-1	Agricultural, residential
East	A-1	Agricultural, residential
West	A-1	Agricultural, residential

Site Description: Lot 1 of this manufacturing, distribution, and warehousing campus contains a 36,724 sq. ft. north building, a 15,764 sq. ft. south building, and a 2,580 sq. ft. west building. Lot 2A contains a 27,360 sq. ft. north building and a 12,000 sq. ft. south building. Lot 1 has an access point on SR 13, and both lots share an access point on CR 30 that was added for the DPUD. The common area at the southeast corner of the development is for stormwater retention.

History and General Notes:

- **June 20, 2022** – The Board of County Commissioners approved a rezoning from A-1 to a DPUD M-1 to be known as Michiana Capital Investments DPUD M-1 to allow for a manufacturing campus divided into two lots and a common area for stormwater. Note 12 on the approved site plan and pages 3 and 4 of the approved narrative limit the development to two signs: one on the west side of the CR 30 entrance and one at the southeast corner of a proposed building on lot 2.
- **September 21, 2022** – The subdivision plat for lot 1, lot 2, and the common area was recorded showing an easement for the CR 30 sign.
- **May 20, 2024** – The Board of County Commissioners approved an amendment to the DPUD to allow for an expansion of lot 2 and a reduction of the common area. Note 12 on the approved site plan and page 3 of the approved narrative show no changes to signage.
- **August 22, 2024** – The subdivision plat for lot 2A and the reduced common area was recorded showing the same CR 30 sign easement and an added drainage easement along the south side of lot 2A.
- **Deviations** – Two proposed freestanding signs for SR 13 at the right-of-way edge, or 40 ft. from centerline, where a minimum setback of 55 ft. from centerline is normally required.

Plan Commission Staff Report (Continued)

Hearing Date: April 9, 2026

Zoning District Purpose Statements: The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors. The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance.

Staff Analysis: The purpose of this amendment is to allow for 15 nonilluminated signs: 5 freestanding and 10 wall mounted.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD amendment, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD Amendment - Rezoning, Plat & Site Plan

DPUD-0042-2026

Date: 02/02/2026 Meeting Date: March 12, 2026 Transaction #: DPUD-0042-2026
Plan Commission Hearing (PUD)

Description: for an amendment to an existing DPUD M-1 known as Michiana Capital Investments DPUD M-1 to allow for additional signage

Contacts: <u>Authorized Agent</u>	<u>Land Owner</u>	<u>Land Owner</u>
Freedom Builders 54824 Cr 33 Middlebury, IN 46540	Star Property Real Estate Company Llc 12737 County Road 30 Middlebury, IN 46540	Michiana Capital Investments Group Llc 318 Benton Millersburg, IN 46543

Site Address: 61790 State Road 13 Goshen, IN 46528	Parcel Number:	20-12-02-300-015.000-007 20-12-02-300-026.000-007 20-12-02-300-027.000-007 20-12-02-300-030.000-007 20-12-02-300-031.000-007
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Township: Clinton
Location: Northeast corner of SR 13 & CR 30

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: DPUD, M-1 NPO List:

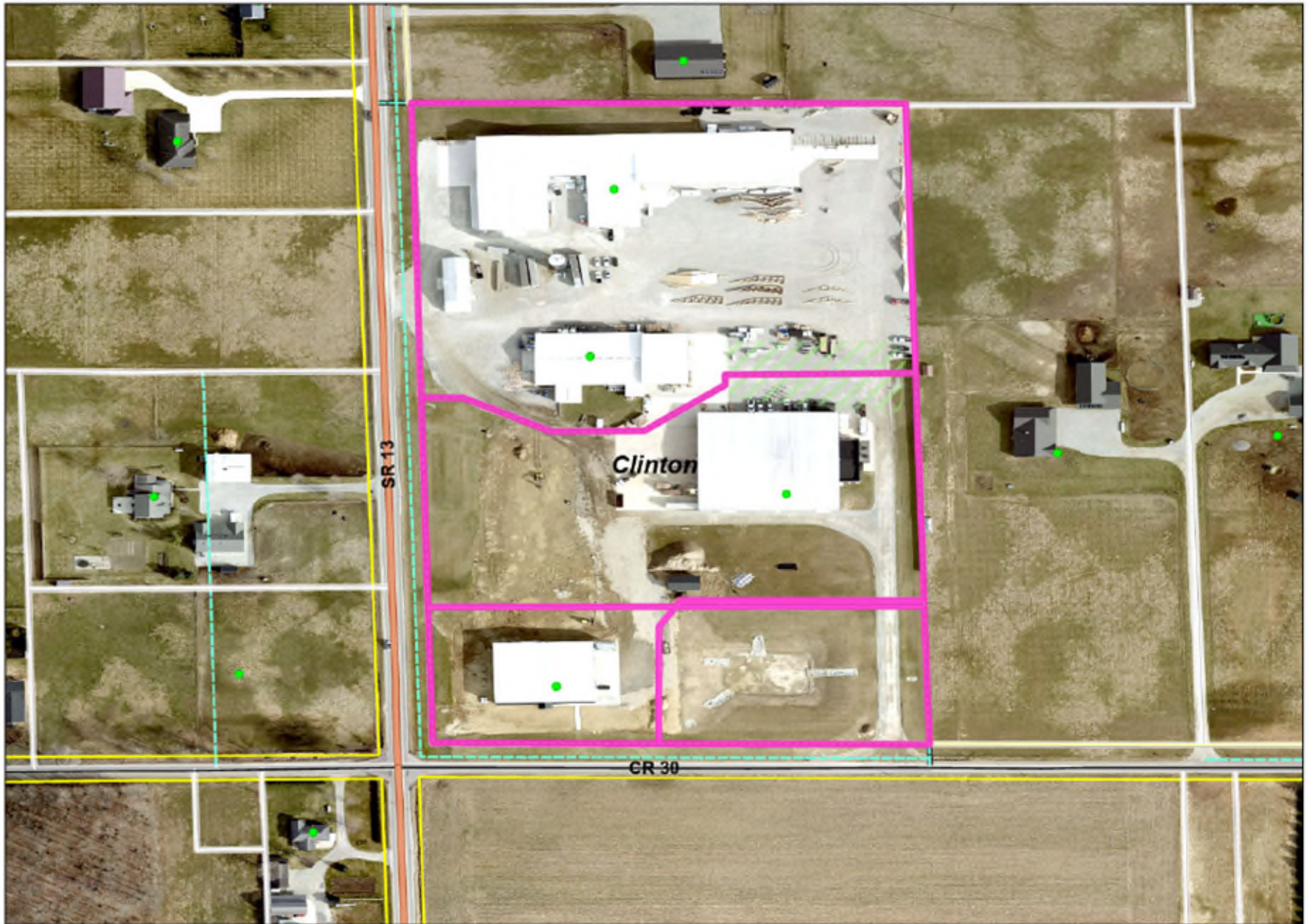
Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:



0 32.5 65 97.5 130 Meters

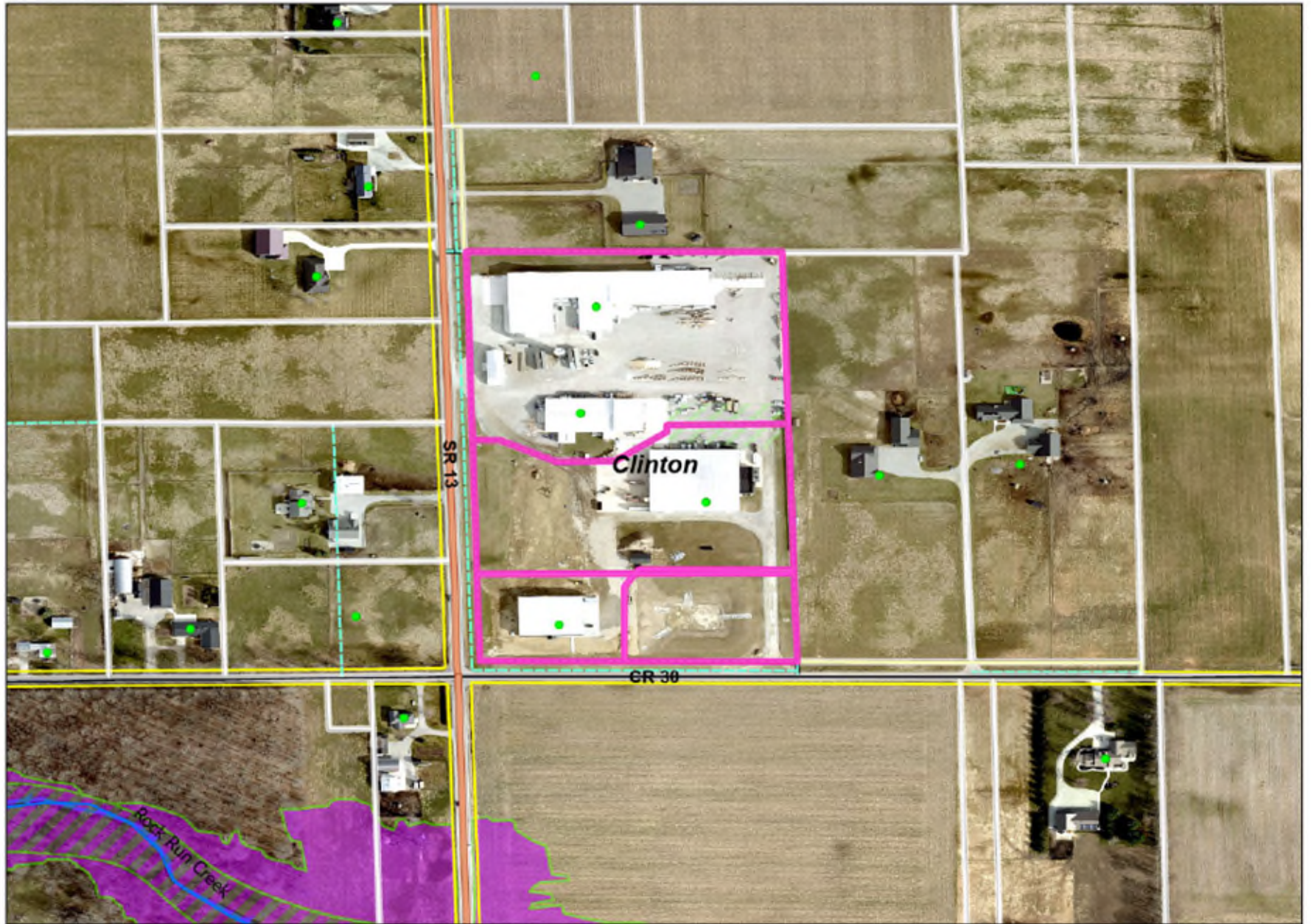


0 140 280 420 Feet

N



DPUD-0042-2026



0 51 102 153 204 Meters

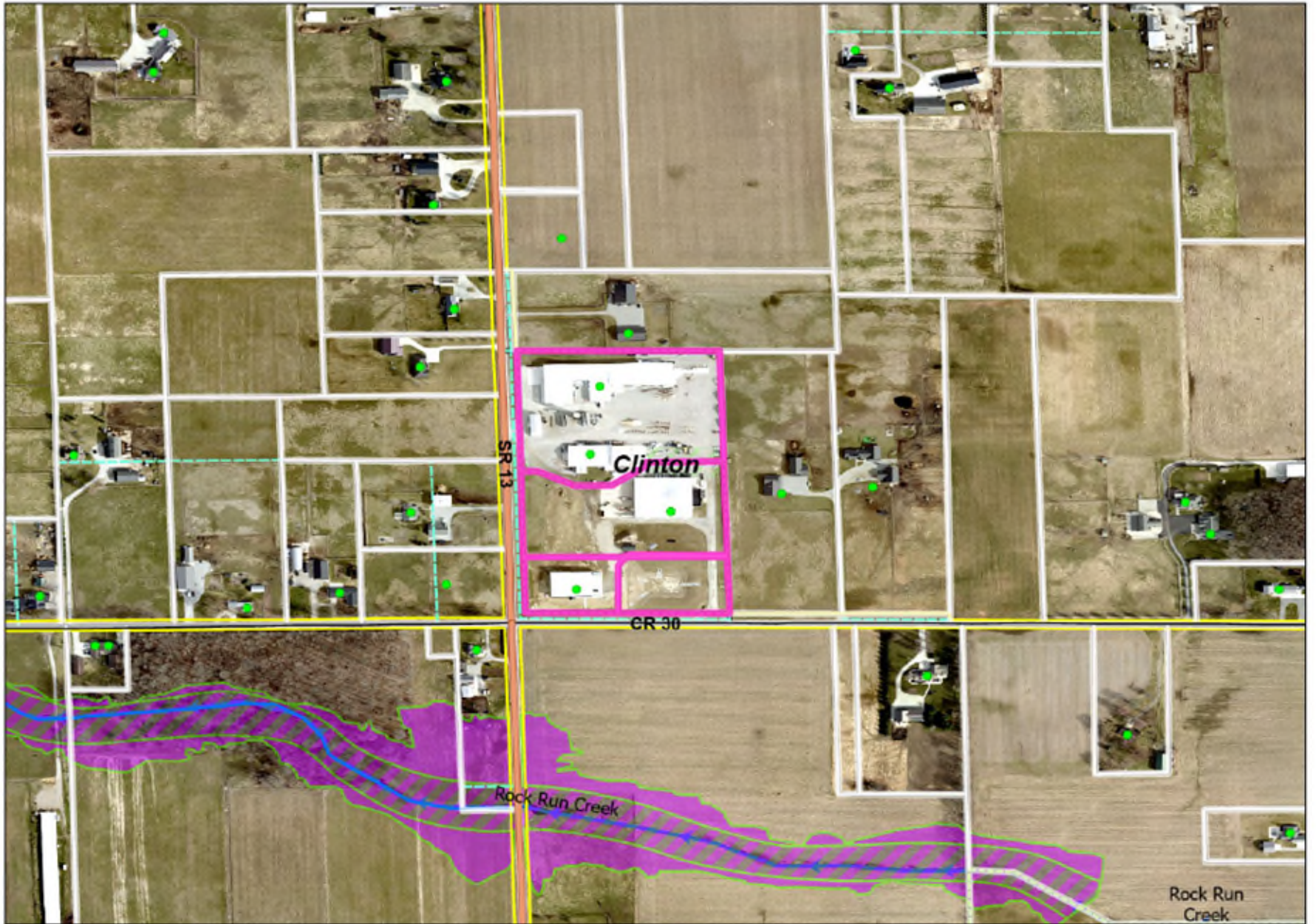


0 225 450 675 Feet

N



DPUD-0042-2026



0 80 160 240 320 Meters



0 340 680 1020 Feet



MICHIANA CAPITAL INVESTMENTS D.P.U.D. M-1

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 7 EAST,
CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA

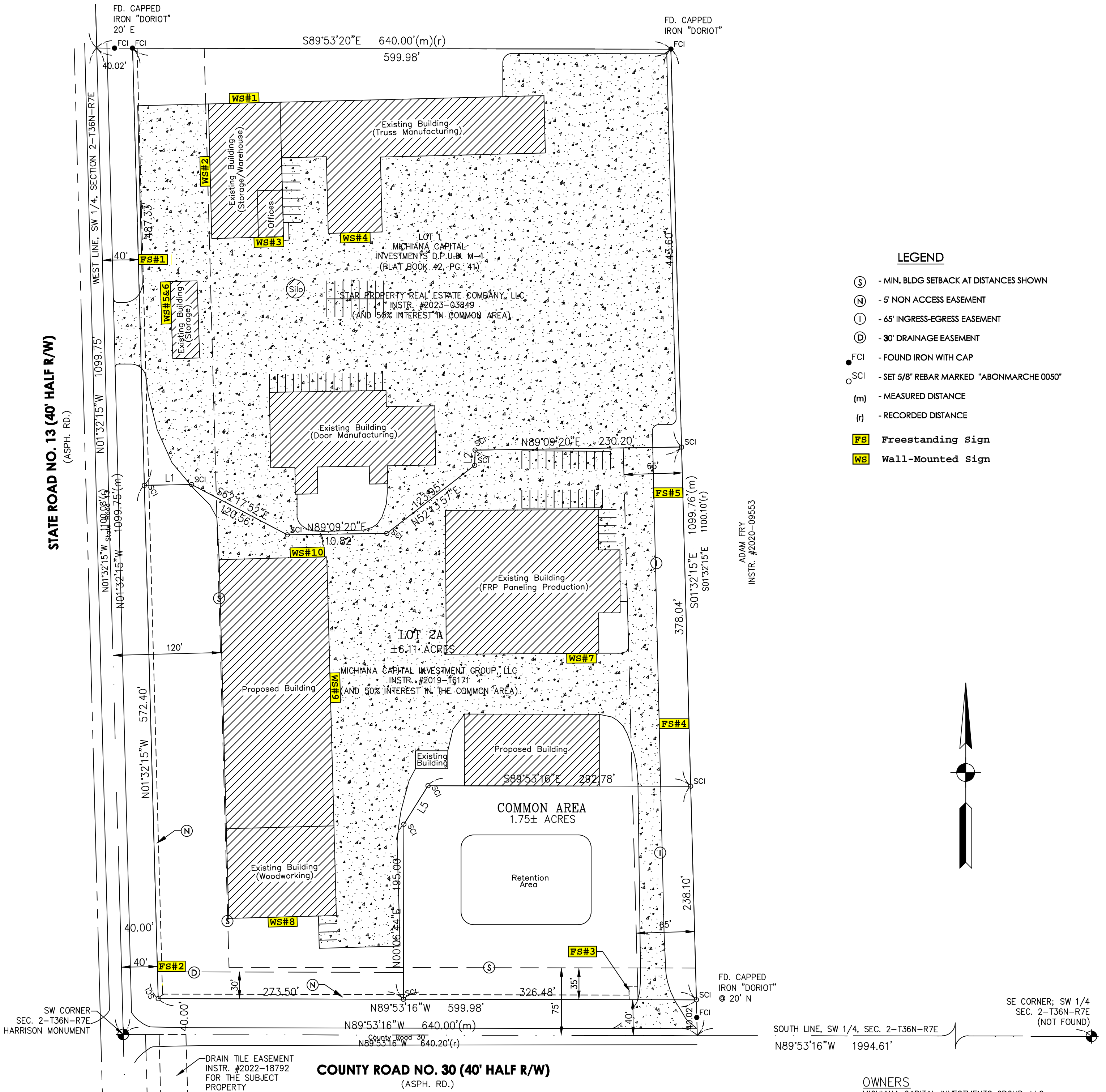
NW CORNER; SW 1/4
SEC. 2-T36N-R7E
HARRISON MONUMENT

TOTAL AREA
7.86± ACRES

AREAS IN LOT 2
6.11± ACRES

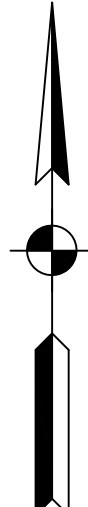
COMMON AREA
1.75± ACRES

STATE ROAD NO. 13 (40' HALF R/W)
(ASPH. RD.)



LEGEND

- (S) - MIN. BLDG SETBACK AT DISTANCES SHOWN
- (N) - 5' NON ACCESS EASEMENT
- (L) - 65' INGRESS-EGRESS EASEMENT
- (D) - 30' DRAINAGE EASEMENT
- FCI - FOUND IRON WITH CAP
- SCI - SET 5/8" REBAR MARKED "ABONMARCHE 0050"
- (m) - MEASURED DISTANCE
- (r) - RECORDED DISTANCE
- FS Freestanding Sign
- WS Wall-Mounted Sign



ADAM FRY
INSTR. #2020-09553

SOUTH LINE, SW 1/4, SEC. 2-T36N-R7E
N89°53'16"W 1994.61'

SE CORNER; SW 1/4
SEC. 2-T36N-R7E
(NOT FOUND)

COUNTY ROAD NO. 30 (40' HALF R/W)
(ASPH. RD.)

OWNERS
MICHIANA CAPITAL INVESTMENTS GROUP, LLC
14824 COUNTY ROAD 108
MIDDLEBURY, IN 46540
STAR PROPERTY REAL ESTATE COMPANY, LLC
12737 COUNTY ROAD NO. 30
MIDDLEBURY IN. 46540

MICHIANA CAPITAL – DPUD

1) DEVELOPMENT PROJECT OVERVIEW

THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF CR 30 AND SR 13. THE PROJECT IS 16 ACRES, MORE OR LESS, INCLUDING THE RIGHT-OF-WAY OF COUNTY ROAD 30 AND STATE ROAD 13. THE PARCEL IS OWNED BY STAR PROPERTY REAL ESTATE COMPANY LLC AND MICHIANA CAPITAL INVESTMENT GROUP LLC

ZONING FOR THIS PROJECT IS DETAILED PLANNED UNIT DEVELOPMENT (DPUD) “M-1”. ADJACENT PARCELS ON ALL SIDES ARE ZONED A-1 IN ELKHART COUNTY

100 PERCENT OF THE LAND IN THE DPUD IS USED FOR MANUFACTURING OR RELATED PURPOSES SUCH AS ACCESS AND STORMWATER RETENTION.

THE DPUD SITE PLAN AMENDMENT INCLUDES A REVISED SITE PLAN TO ALLOW FOR ADDITIONAL SIGNAGE ON LOT 1, LOT 2A, AND THE COMMON AREA

SETBACKS - "M-1" ZONE ELKHART COUNTY

FRONT YARD = 120 FEET FROM CENTERLINE OF SR 13

FRONT YARD = 75 FEET FROM CENTERLINE OF CR 30

SIDE YARD = 0 FEET OR 50 FEET ADJACENT TO RESIDENTIAL USE

REAR YARD = 15 FEET

THE PROPERTY IS USED AS A MANUFACTURING OPERATION.

2) DEVELOPMENT PROJECT DETAILS

THE PROJECT WILL UTILIZE THE EXISTING SHARED DRIVES FROM CR 30 AND SR 13 TO SERVE BOTH LOTS AND A SHARED COMMON AREA

LOT 1:

HOURS OF OPERATION

5AM TO 3PM MONDAY-FRIDAY

NUMBER OF EMPLOYEES AND VISITORS

10-15 EMPLOYEES AND 1-5 VISITORS PER DAY

NUMBER OF TRUCKS AND OTHER VEHICLES PER DAY

10-15 EMPLOYEE VEHICLES, 1-3 VISITOR VEHICLES, AND 5 TRUCKS PER DAY

SIGNAGE

ONE FREESTANDING SIGN AT THE DRIVEWAY ENTRANCE OFF OF SR 13; ONE FREESTANDING SIGN LOCATED IN AN EASEMENT IN THE COMMON AREA AT THE DRIVEWAY ENTRANCE FROM CR 30; AND SIX WALL SIGNS TO BE BUILT IN LOCATIONS SHOWN ON THE SITE PLAN. SIZES ARE LISTED IN THE ATTACHED SIGN SCHEDULE.

LOT 2A:

HOURS OF OPERATION

5AM TO 2PM MONDAY-FRIDAY

NUMBER OF EMPLOYEES AND VISITORS

30-37 EMPLOYEES PLANNED AT FULL BUILD OUT
NO RETAIL SALES ARE ANTICIPATED SO LIMITED VISITORS

NUMBER OF TRUCKS AND OTHER VEHICLES PER DAY

5-8 EMPLOYEE VEHICLES, 20-25 TRUCKS PER DAY

SIGNAGE

THREE FREESTANDING SIGNS; ONE AT THE CORNER OF SR 13 AND CR 30, AND TWO ON THE EAST SIDE OF THE DRIVEWAY AS SHOWN IN THE SITE PLAN.

FOUR WALL SIGNS TO BE BUILT IN LOCATIONS SHOWN ON THE SITE PLAN. ALL SIZES ARE LISTED IN THE ATTACHED SIGN SCHEDULE

COMMON AREA:

NO CHANGE PLANNED

3) SIGNAGE NOTES

ALL SIGNAGE TO BE NON-ILLUMINATED

SETBACK DEVIATIONS ARE BEING REQUESTED FOR FS 1 AND FS 2, TO ALLOW SIGNAGE AT EDGE OF RIGHT-OF-WAY WHICH IS 40' FROM THE CENTER-LINE OF SR 13. ALL OTHER SIGNS WILL OBSERVE MINIMUM SETBACKS AND REQUIRE NO DEVIATIONS.

4) BUSINESS DESCRIPTIONS

THE FOLLOWING IS A LIST OF BUSINESSES ON THE PROPERTY WITH THEIR USES:

- INTERSTATE TRUSS - ROOF AND FLOOR TRUSS MANUFACTURING

- STAR HOME CENTER – WAREHOUSE AND DISTRIBUTION CENTER (THEIR MAIN OFFICE, LUMBERYARD, AND HARDWARE STORE ARE LOCATED AT 12737 CR 30 MIDDLEBURY) THIS PROPERTY HOLDS THEIR WAREHOUSE AND WHOLESALE DISTRIBUTION CENTER FOR SIDING, GARAGE DOOR, AND DRYWALL PRODUCTS
- FREEDOM BUILDERS - OFFICE AND SHOWROOM
- SILVERCRAFT – DOOR MANUFACTURING AND FRP PANELING
- HERITAGE UNLIMITED – WOODWORKING

ALL EXISTING BUILDINGS ARE LABELED WITH THEIR USES. THE TWO PROPOSED BUILDINGS SHOWN ON LOT 2A WILL BE USED BY SILVERCRAFT FOR DOOR MANUFACTURING

THE PROPOSED SIGNAGE IS ESSENTIAL TO THE DAILY OPERATIONS OF THE BUSINESS THAT THEY PERTAIN TO. WITH MULTIPLE BUSINESSES AT THE SAME LOCATION, SIGNAGE IS HELPFUL FOR ALL CUSTOMER AND DELIVERY TRAFFIC

SIGN SCHEDULE

LOT 1:

WALL-MOUNTED SIGN # 1

170" WIDTH X 90" HEIGHT - 106 SQ FT



WALL-MOUNTED SIGN # 2

89" WIDTH X 43" HEIGHT - 26 SQ FT



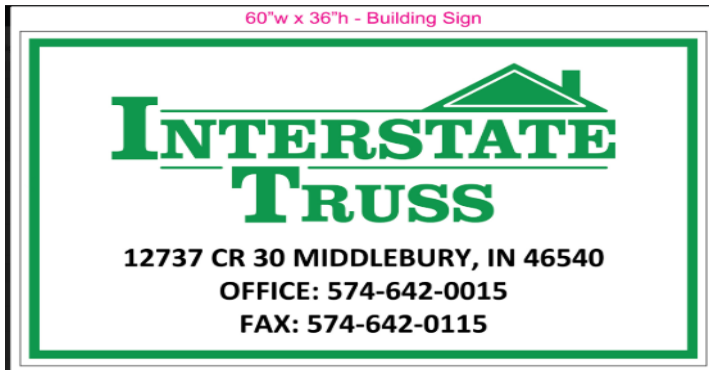
WALL-MOUNTED SIGN # 3

60" WIDTH X 34" HEIGHT - 14 SQ FT



WALL-MOUNTED SIGN # 4

60" WIDTH X 36" HEIGHT – 15 SQ FT



WALL-MOUNTED SIGN # 5

36" WIDTH X 24" HEIGHT – 6 SQ FT



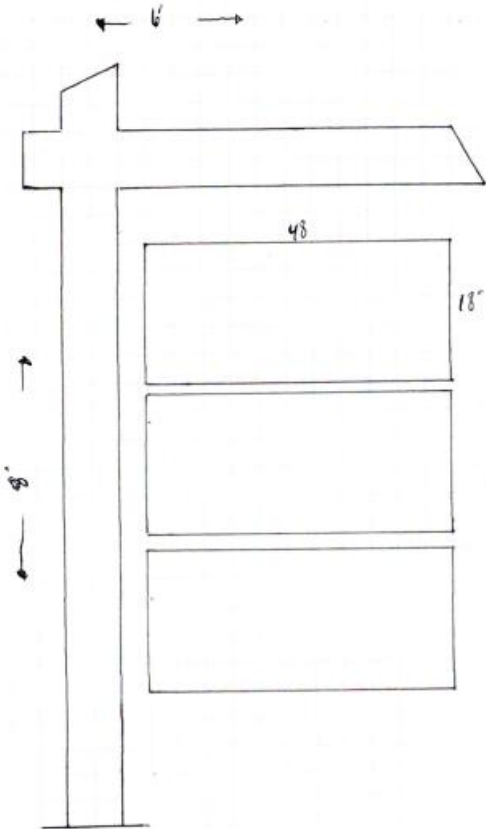
WALL-MOUNTED SIGN # 6

36" WIDTH X 24" HEIGHT – 6 SQ FT

SAME SIZE AS SIGN #5; WITH DIFFERENT BUSINESS NAME ON IT

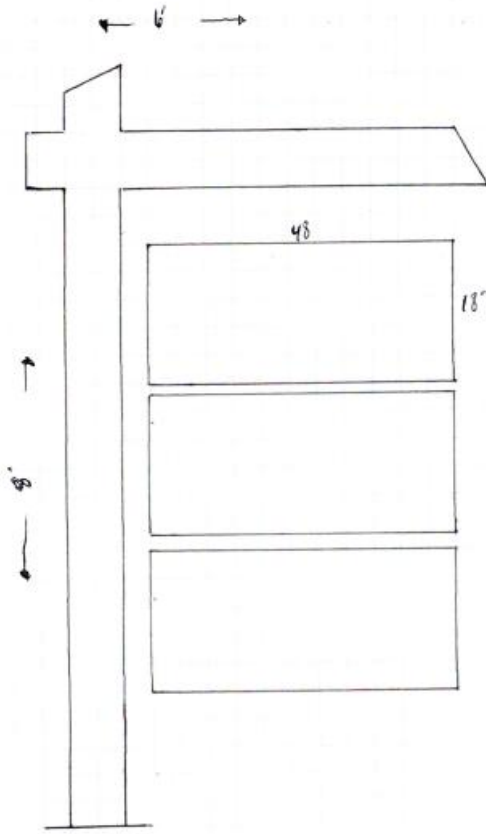
FREESTANDING SIGN # 1

72" WIDTH X 96" HEIGHT – 36 SQ FT (INCLUDES BOTH SIDES)



FREESTANDING SIGN # 3

72" WIDTH X 96" HEIGHT – 36 SQ FT (INCLUDES BOTH SIDES)



LOT 2A:

WALL-MOUNTED SIGN # 7

120" WIDTH X 47" HEIGHT – 39 SQ FT



WALL-MOUNTED SIGN # 8

156" WIDTH X 60" HEIGHT – 65 SQ FT



WALL-MOUNTED SIGN # 9

120" WIDTH X 47" HEIGHT – 39 SQ FT



WALL-MOUNTED SIGN # 10

120" WIDTH X 47" HEIGHT – 39 SQ FT



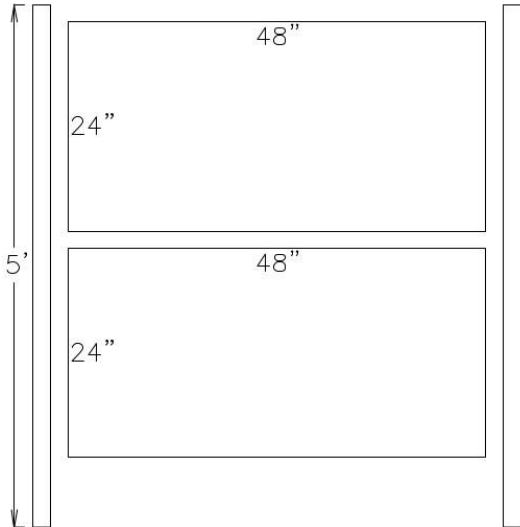
FREESTANDING SIGN # 2

72" WIDTH X 96" HEIGHT – 48 SQ FT (INCLUDES BOTH SIDES)



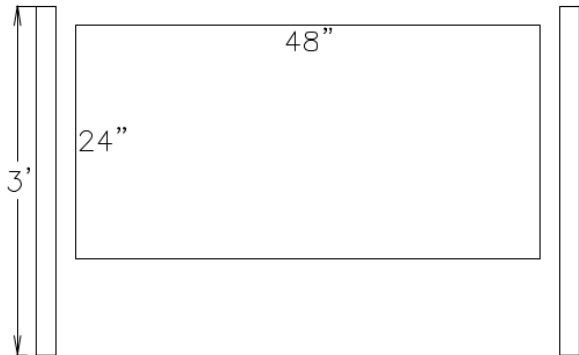
FREESTANDING SIGN # 4

48" WIDTH X 48" HEIGHT – 16 SQ FT (ONE SIDED ONLY)



FREESTANDING SIGN # 5

48" WIDTH X 24" HEIGHT – 16 SQ FT (ONE SIDED ONLY)



158.04(B)

SPECIAL PURPOSE & OVERLAY DISTRICTS E-3 Office & Business Park District

(3) Building Placement & Form

Dimensional Standards	
Min. Project Area (acres)	10 acres
Min. Lot Area (sq. ft.)	45,000 sq. ft.
Min. Lot Width (ft.)	150'
Front Setback (min. from Property Line)	
Federal or State Highway or Major Road	80'
Numbered County Road or Street	60'
Named Street	50'
Side Setback (min. from Property Line)	
Adjacent to R- or A- Zoning Districts	50'
Adjacent to B-, M- or E- Zoning Districts	25'
Rear Setback (min. from Property Line)	
Adjacent to R- or A- Zoning Districts	50'
Adjacent to B-, M- or E- Zoning Districts	25'
Additional Standards	
Max. Building Height (ft.)	60'
Sewage Disposal	Municipal Facilities

See [Sec. 158.02\(C\)](#) for Measurements & Special Cases

(4) Accessory Uses & Structures

- (a) An accessory use or structure may be established provided that it is associated with a primary use and that it complies with the standards of [Sec. 158.05\(C\)](#).

- ~~(b) **Outdoor Storage**~~
Permitted uses must have no outdoor display or unscreened outdoor storage. Screening of outdoor storage must comply with the provisions in [Sec. 158.06\(I\)](#).

Accessory Use Standards	Standards
Front Setback	Same as Primary Use
Side Setback	5' *
Rear Setback	10' *
Setback from Other Structures	6' *
Building Height	18'-25' *

*For all accessory use standards and special cases, see [Sec. 158.05\(C\)](#).

(5) Access, Parking, & Loading

Off-street parking, access, and circulation must comply with the following standards.

(a) Off-Street Parking Standards

Front Parking Setback (min. from Property Line)	
Along Major Arterials	80'
Along Secondary Arterials	60'
Along Named County Roads	50'
Side Parking Setback (min. from Property Line)	
Adjacent to R- or A- Zoning Districts	50'
Adjacent to B-, M- or E- Zoning Districts	5'
Rear Parking Setback (min. from Property Line)	
Adjacent to R- or A- Zoning Districts	25'
Adjacent to B-, M- or E- Zoning Districts	5'
Additional Standards	
Minimum off-street parking and loading ratios must comply with the requirements table in Article 158.07 .	
A parking area buffer in accordance with the standards in Sec. 158.06(D) must be provided.	

For all access, parking, & loading standards see [Article 158.07](#).

(b) Access & Circulation

- i. Access between neighboring properties may be required. If required, the cross access must be laid out in such a manner to enable future connection to adjacent properties.
- ii. Permanent structures, obstructions, or parking that would interfere with travel are prohibited in the cross access. Improvements such as medians and islands are allowed within the cross access provided that access and circulation between properties is not impaired.

(6) Buffering & Screening

(a) Intent

Landscaping requirements provide for an improved aesthetic quality of development, a visual barrier to partially or completely screen the view of structures or activities or as an acoustic screen to aid in absorbing or deflecting noise.

(b) Landscape Plan

- i. The Site Plan must include a Landscape Plan that must be drawn to scale and include the following information:
 - I. Property owner's name, address, telephone number and email address;
 - II. Land Surveyor's, Professional Engineer's, registered Architect's or registered Landscape Architect's name, address, telephone number and email address;
 - III. Landscape designer's or contractor's name, address, telephone number, and email address if such has been hired;
 - IV. Existing and proposed structures;

(12) Shipping Containers

- (a) A shipping container is a pre-engineered portable box intended for intercontinental freight traffic and designed to be transported intermodally on a ship, railroad car, and/or truck.
- (b) Shipping containers to be used as detached accessory structures are allowed by right, allowed by Special Use Permit, or prohibited in accordance with the table below.

	Acreage	Min. Setbacks
A-1	Less than 1 acre	—
	1 acre to less than 3 acres ■ *	Front — Behind the rear setback line established by an existing home or at the minimum building setback established for the zone, whichever is greater Side & rear — 100 ft.
	3 acres or more ■	Front — Behind the rear setback line established by an existing home or at the minimum building setback established for the zone, whichever is greater Side & rear — 100 ft.
R, B-1	—	—
B-2	Less than 3 acres ■	Front — Behind the rear setback line established by an existing home or at the minimum building setback established for the zone, whichever is greater Side & rear, adjacent to a residential use — 50 ft. Side & rear, not adjacent to a residential use — Normal accessory structure standards
	3 acres or more ■	Front — Behind the rear setback line established by an existing home or at the minimum building setback established for the zone, whichever is greater Side & rear, adjacent to a residential use — 50 ft. Side & rear, not adjacent to a residential use — Normal accessory structure standards
B-3, M	— ■	—

Key

■ — Permitted Use ■ — Special Use Blank — Prohibited * — Special Use if home or other primary use present. Prohibited if standalone.

(c) Personal Storage

- (i) Shipping containers must meet accessory structure building permit requirements, count as personal storage space, and must meet accessory structure development standards.
- (ii) Shipping containers allowed by Special Use Permit or Use Variance must be installed using an engineered footing.
- (iii) Shipping containers allowed by Special Use Permit or Use Variance must have any corporate identification, symbol, or logos removed.

(d) Living Space

- (i) A professional engineer must certify that the proposed structure utilizing the shipping container for living space can meet or exceed residential building code requirements and/or standards.

158.06(F) Boundary Buffer Specifications

(1) Width

The width of a buffer may be narrower than required by a maximum of one-half of the required width provided that the average width of the entire buffer is the minimum required.

(2) Trees

- Required trees in a buffer must be a minimum of 8 feet in height ground level to top of crown at installation and may be planted at regular intervals or in a meandering manner.
- Existing trees on site that are greater than eight feet in height may be preserved within a buffer for credit.
- Buffers planted below overhead utility lines must contain tree species that do not exceed 20 feet in height at maturity.

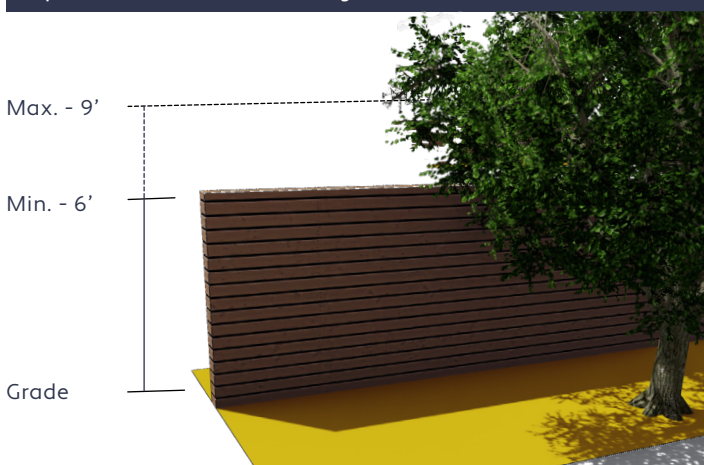
(3) Shrubs

Required shrubs in a buffer must be a minimum of 4 feet in height from ground level to top of crown at installation, evergreen, and may be planted at regular intervals or in a meandering manner.

(4) Fences and Walls

- Required fences and walls must be a minimum of 6 feet and a maximum of 9 feet in height.
- Wooden posts in opaque fences must be set in a masonry support column every 40 feet.
- A non-opaque fence may consist of wrought iron, vinyl, or other material acceptable to the Zoning Administrator.
- Breaks in a fence may be provided for pedestrian connections to adjacent developments.

Required Fence or Wall Minimum Height



(5) Berms

- Required shrubs and fences, but not required trees or walls, in a buffer may be replaced with a berm or series of berms.
- Berms must have a minimum height of 4 feet with an average height of 6 feet per 100-foot buffer segment.

- Side slopes may not be less than 4 feet horizontal for each 1-foot vertical with at least a 2-foot flat area on the top.
- In order to accommodate a berm, the buffer may need to be wider than required in the table above.

(6) Federal/State Highway or Major Road

Where a boundary buffer is required adjacent to a Federal/State Highway or Major Road, the buffer may be reduced by one class, except that a required Class 1 buffer may not be reduced.

158.06(G) Trash & Recycling Service Area Screening

- Trash collection, trash compaction, recycling collection and other similar service areas must be located on the side or rear of the building and be effectively screened from view from residential properties or public rights-of-way, not including an alley.
- Screening enclosures must consist of an opaque fence or wall compatible with the dominant material of the primary structure. Enclosures must be a minimum of 6 feet in height.
- All refuse and recycling service areas must be located a minimum of 25 feet away from any abutting residentially used or zoned property. This distance may be reduced to 10 feet if the service area is screened by a masonry wall.

158.06(H) Loading Dock Screening

- Loading docks must be completely screened from residentially zoned or used properties.
- Screening must consist of walls or plant material totaling 8 feet in height at installation. Wall materials must be compatible with the dominant material of the primary structure.
- Loading docks not in the B-3, M-1 or M-2 zoning district must be located to the side or rear of buildings, unless the loading docks is wholly within an enclosed building.

158.06(I) Outdoor Storage Screening

- ~~Commercial, nonagricultural outdoor storage, as defined in Article 2, is prohibited in the A-1, A-3, A-4, B-1, B-2, B-3, R-1, R-2, R-3, and R-4 zoning districts.~~
- ~~No outside storage is permitted within the following areas:~~
 - ~~Required front or side setbacks; or~~
 - ~~Required off-street parking areas or fire lanes.~~
- ~~The following types of outdoor storage are exempt from screening requirements:~~
 - ~~Commercial vehicles related to a permitted business on-site; and~~
 - ~~Finished recreational vehicles, automobiles, portable buildings, boats, trailers, manufactured homes and other similar vehicles or equipment produced or sold by a permitted use on-site.~~