

AGENDA
ELKHART COUNTY PLAN COMMISSION

February 12, 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 8th day of January 2026.

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

9:30 A.M.

(Warner)
(page 4)

- A. Petitioner: Town of Bristol
- Petition: Development Ordinance (Section 158.04) -. Text Amendment: Addition of Bristol Development Overlay District. The proposed text amendment would establish special development standards within three (3) overlay districts within Bristol - Bristol Downtown Corridor District, Bristol Transitional Corridor District, and Bristol South Division Corridor District. The amendment includes regulations addressing permitted and prohibited uses, including restrictions on agricultural uses, tattoo parlors, and smoke shops in certain districts; building placement and form standards; accessory uses and structures; parking standards; landscaping and buffering standards; lighting standards; and sign regulations.
- Location: all property located within the Town of Bristol.

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.*
- *Written Order for the South Benton TIF Expansion.*
- *Appoint Jim Kolbus as Hearing Officer Alternate.*

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 1/1/26 – 12/31/29

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

Angie Brenneman – Ag Agent: no term

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 8TH DAY OF JANUARY 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 Hope, 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, Angie Brenneman.

Absent: Lori Snyder, Roger Miller.

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 11th day of December 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Dickerson*) 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. **Election of Officers.**

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Brian Dickerson to approve the slate of officers and appointments.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Phil Barker, Steve Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Angie Brenneman.

5. The application for a zone map change from A-1 to DPUD A-1 and for a 2-lot minor subdivision to be known as JEFFREY MARTIN DPUD A-1, for Jeffrey Martin represented by B. Doriot and Associates, Inc., on property located on the south side of CR 34, 1,180 ft. east of CR 35, common address of 13770 CR 34 in Goshen, IN 46528 Clinton 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-0752-2025*.

Mr. Warner asked if there was a known employee count for the business.

Charles Buzzard, B. Doriot and Associates, Inc., P.O. Box 465, New Paris, was present representing the petitioner. He stated there are 5-7 full-time employees. Mr. Buzzard stated that there are no new developments in business operations. He explained the DPUD is to clean up the parcels on the property.

There were no remonstrators present.

A motion was made and seconded (*Warner/Barker*) 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** Steven Clark 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 A-1 and for a 2-lot minor subdivision to be known as JEFFREY MARTIN DPUD A-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, Angie Brenneman.

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

Jason Auvil reported on the December 15, 2025 County Commissioners Meeting approvals. He added at the December 18, 2025 Town of Bristol Meeting the zone map change was tabled.

7. Mae Hope presented the Bristol TIF expansion.

Mike Yoder, Town Manager of Bristol, 303 E. Vistula St., Bristol, was present to explain why the TIF expansion is needed for the Town of Bristol. He stated the Town of Bristol is expanding the TIF to include the Raber Golf Course, a 27-hole course, in which 18-holes are owned by the Town. Mr. Yoder stated that the Town Council has decided to sell their portion of the golf course for the 18-holes. He went on to say that in the past contract, it was not clear who was responsible for capital improvements. He stated this golf course needs a lot of improvements, and as part of the new purchase agreement, the new owner has committed to one million dollars of improvements this year and between three and four million dollars in the next five years. He expressed that it will create a tax increment that the Town can capture in a TIF district. He stated the remaining 9-holes will probably become a residential area. He stated the Town of Bristol has no tax rates for Fire and EMS services; they rely 100 percent on TIF districts to fund Fire and Ambulance. He went on to say that unless something changes, the Police Force funding will be funded by TIF funds as well. Mr. Yoder further stated that the Town, is requesting to expand the TIF to provide the infrastructure needs for additional housing and the need for public services. Mr. Rogers clarified that the million-dollar worth of improvements will not come from TIF funds. Mr. Yoder stated the TIF increment generated by the million dollars will be captured by the TIF. Mr. Rogers clarified that the money will not be going back to the golf course in any way. Mr. Yoder stated no it would not. He mentioned the buyer is getting the golf course for \$15,000.00. He mentioned it is hard to offer market-rate housing, and TIF dollars will help with infrastructure costs to keep the proposed housing affordable. Mrs. Brenneman asked if there was a map of the TIF district available. Mr. Edwards stated in the packet that there was a map. Mr. Yoder described it as along SR 20. Mr. Clark asked if all 27-holes will be in the TIF. Mr. Yoder stated no, just the 18-holes. Mr. Clark asked if the other 9-holes were already in it, and the Town plans to use the money from the 18-holes to build on the 9-hole property. Mr. Yoder stated that is allowed because the infrastructure is connected by the right-of-way. Mr. Yoder mentioned it is unfortunate that the Town has to use TIF dollars for public safety.

There were no remonstrators present.

A motion was made and seconded (*Warner/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** Steve Edwards that the Bristol TIF expansion be approved.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7).

Yes: Phil Barker, Steve Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Angie Brenneman.

Mr. Warner requested a brief tutorial regarding TIFs. Ms. Hope will be sending the Redevelopment Meeting Agenda to the Plan Commission.

8. Mae Hope presented the Development Ordinance updates for 2026. She mentioned language about vibrations affecting adjacent property owners. She went on to say another larger update will be on data centers, and along with a few smaller items is being added.

Mr. Warner requested data regarding efficiency in the office and the public with the new Development Ordinance.

9. A motion was made and seconded (*Dickerson/Rogers*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:12 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Steve Warner, Chairman



TO: Plan Commission

SUB: Approvals of Plan Commission Recommendations

- Petitioner: Aurora Capital Management LLC represented by Wightman
Petition: for a zone map change from R-1 to DPUD R-2 and for primary approval of a 1-lot minor subdivision to be known as **WENTZ'S DUNNY STREET SUBDIVISION DPUD**.
Location: north side of Dunny St., 450 ft. east of Stryker St., south of CR 6, common address of 25167 Dunny St., Elkhart, IN 46514 in Osolo Township.
Plan Commission Vote: Yes: 8; No: 0; Absent: 1 (DPUD-0700-2025)
Remonstrators Present: Yes
Development Issues: There were many concerns presented from neighbors, including an increase in traffic, safety concerns, and negative effects on property values.
- Petitioner: Devon R. & Mattie M. Miller represented by Wightman
Petition: for a zone map change from A-1 to DPUD M-2 and for primary approval of a 1-lot minor subdivision to be known as **D & M SALES IST AMENDMENT**.
Location: north side of CR 22, 2,380 ft. west of CR 37, common address of 13487 CR 22 in Middlebury Township. (DPUD-0511-2025)
Plan Commission Vote: Yes: 7; No: 0; Abstain: 1, Absent: 1
Remonstrators Present: No
Development Issues: There are some drainage and MS4 issues that are being resolved.
- Petitioner: Spartin Development LLC represented by Abonmarche Consultants
Petition: for acceptance of right-of-way (and other dedicated areas/easements, if applicable) and public improvements, as dedicated and shown on the plat for **INDIAN CREEK-PHASE ONE**.
Location: west side of CR 23, 1,670 ft. north of CR 18, in Jefferson Township.
Plat Committee Vote: Yes: 4; No: 0; Absent: 1 (MA-0702-2025)
Remonstrators Present: No
Development Issues: None



The following petition was **DENIED** at the January 15th, 2026, Bristol Town Council meeting:

1. Petitioner: Mihailo Rebec represented by Surveying and Mapping LLC
Petition: for a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3.
Location: north side of North River Rd. (CR 8), 500 ft west of N. Division ST. (CR 23), common address of 208 North River Rd. in Washington Township. (DPUD-0642-2025)
Plan Commission Vote: Yes: 7; No: 2; Absent: 0
Remonstrators Present: Yes
Development Issues: There were many concerns presented by the neighbors, including safety concerns, loss of habitat, loss of privacy, potential decreases in property values, and traffic increases on N. River Rd and N. Division St. causing more congestion, unsafe conditions, and safety concerns for pedestrians.

ELKHART COUNTY PLAN COMMISSION

**WRITTEN ORDER FOR THE AMENDMENT OF THE
SOUTH BENTON ECONOMIC DEVELOPMENT AREA**

On the 12th day of February, 2026, the Elkhart County Plan Commission did consider the Declaratory Resolution Amending the South Benton Economic Development Area (“**Resolution**”) issued by the Elkhart County Redevelopment Commission. The Elkhart County Plan Commission finds that the Resolution and the South Benton Economic Development Plan, as amended, (“**Plan**”) conforms to the plan of development for Elkhart County and hereby approves the Resolution and Plan as proposed. This shall serve as the Written Order approving the Resolution and Plan for the South Benton Economic Development Area pursuant to the requirements of IC 36-7-14-16.

Dated this 12th day of February, 2026.

ELKHART COUNTY PLAN COMMISSION

By: _____
_____, Chairman

By: _____
_____, Secretary