

*February 12, 2026*  
*9:00 A.M.*

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 8TH DAY OF JANUARY 2026 AT 9:00 A.M. IN THE**  
**MEETING ROOM OF THE PUBLIC SERVICE BUILDING**  
**4230 ELKHART RD., GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Hope, Plan Director; Jason Auvil, Zoning Administrator; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Don Shuler, Attorney for the Board.

**Roll Call.**

**Present:** Philip Barker, Steven Edwards, Steve Warner, Lori Snyder, Steve Clark.

2. A motion was made and seconded (Clark/Warner) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11<sup>th</sup> day of December 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (Edwards/Clark) 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 primary approval of a 3-lot minor subdivision to be known as KARPENKO MINOR, for Glenn Alan Grooms & Amy Sue Grooms, Husband & Wife represented by B. Doriot and Associates, on property located on the south side of CR 18, 2,000 ft. east of CR 19, common address of 20158 CR 18 Goshen, IN 46528 in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0749-2025*.

Charles Buzzard, Blake Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioner. He explained that the petitioner currently has too much yard and would like to downsize and split the property. Mrs. Snyder asked if there is a single easement to access the lots or if each lot has its own driveway. Mr. Buzzard indicated each lot will have individual driveways.

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

**Motion: Action:** Approve, **Moved by** Philip Barker, **Seconded by** Steve Clark that this request for primary approval of a 3-lot minor subdivision to be known as KARPENKO MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 2-lot minor subdivision to be known as MYRICK MINOR, for Lynndell L. Myrick & Jodi K. Myrick, Husband and Wife represented by B. Doriot and Associates, on property located on the east side of Ridge St., 350 ft. south of Acorn Ln., east of Decker Dr., south of CR 4, in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0751-2025*.

Mr. Clark asked if the request is taking one lot and making it three. Mr. Dean explained the subdivision is actually taking three existing parcels and making them two. Mr. Clark asked if both lots will have access to the road. Mr. Dean stated that is correct.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards that this request for primary approval of a 2-lot minor subdivision to be known as MYRICK MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 2-lot minor subdivision to be known as REPLAT OF FAIRVIEW EAST, for Timothy C. Miller & Tiffany N. Miller, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 34, 1,300 ft. west of CR 29, common address of 17025 CR 34 Goshen, IN 46528 in Elkhart Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0753-2025*.

Mr. Warner asked if the small lot on the plat has frontage access. Mr. Dean stated that it does have frontage access, and they will be using it.

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

**Motion: Action:** Approve, **Moved by** Steven Edwards, **Seconded by** Philip Barker that this request for primary approval of a 2-lot minor subdivision to be known as REPLAT OF FAIRVIEW EAST be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 2 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, for Showcase Deluxe Properties LLC represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 25, 650 ft. south of CR 2, in Washington Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0754-2025*.

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

**Motion: Action:** Approve, **Moved by** Steve Clark, **Seconded by** Steve Warner. that this request for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 2 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 3-lot minor subdivision to be known as SMITH'S OLD CR 17 MINOR, for Irene Rassi & Joyce Sumpter represented by Land and Boundary LLC, on property located on the west side of Old CR 17, 1,250 ft. north of SR 119, in Harrison Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0750-2025*.

Mr. Warner asked if there is any reason for the block between the two properties. Mrs. Richards stated she was told that is how the owner wanted it to look.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark. that this request for primary approval of a 3-lot minor subdivision to be known as SMITH'S OLD CR 17 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for primary approval of a 2-lot minor subdivision to be known as DEER RIDGE MINOR SUBDIVISION, for Michael A. French & Pamela J. French, Husband & Wife, Galen D. Stouder & Darlene M. Stouder, Husband & Wife represented by Village Land Surveying, LLC, on property located on the east side of CR 21, 800 ft. south of CR 142, in Jackson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0755-2025*.

Mrs. Snyder asked if each lot has their own private drive. Mrs. Richards stated that it was correct.

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

**Motion: Action:** Approve, **Moved by** Steve Clark, **Seconded by** Steve Warner that this request for primary approval of a 2-lot minor subdivision to be known as DEER RIDGE MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The meeting was adjourned at 9:12 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 12, 2026

**Transaction Number:** MI-0003-2026.

**Parcel Number(s):** Part of 20-01-22-101-004.000-005.

**Existing Zoning:** A-1.

**Petition:** For primary approval of a 2-lot minor subdivision to be known as JACKSON NORTH MINOR.

**Petitioner:** MJ Legacy Holdings, LLC, represented by Abonmarche Consultants.

**Location:** East side of Ash Rd., 250 ft. north of CR 10, in Cleveland Township.

**Site Description:** Proposed lot 1 is 1.229 acres with a proposed home and an existing accessory structure. Proposed lot 2 is 0.762 acres with a proposed home. The existing access point on Ash Rd. that had been used by the home to the east will now be used only by the two proposed lots, on which a 30 ft. access easement has been established. Nonaccess easements have also been established to prohibit new access points.

**History and General Notes:**

- None.

**Staff Analysis:** The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

## Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0003-2026

Date: 01/05/2026 Meeting Date: February 12, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0003-2026

Description: for primary approval of a 2-lot minor subdivision to be known as JACKSON NORTH MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Mj Legacy Holdings, Llc 52104 Ash Rd Granger, IN 46530	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 Ash Rd Granger, IN 46530	Parcel Number: Part of 20-01-22-101-004.000-005
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Township: Cleveland  
Location: East Side Of Ash Road, 250 Ft. North Of County Road 10

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

Legal Description:

Comments:

Applicant Signature:

Department Signature:

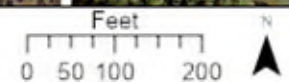


MI-0003-2026



2025 Aerials

1 inch equals 200 ft



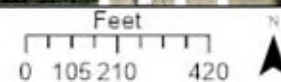


MI-0003-2026



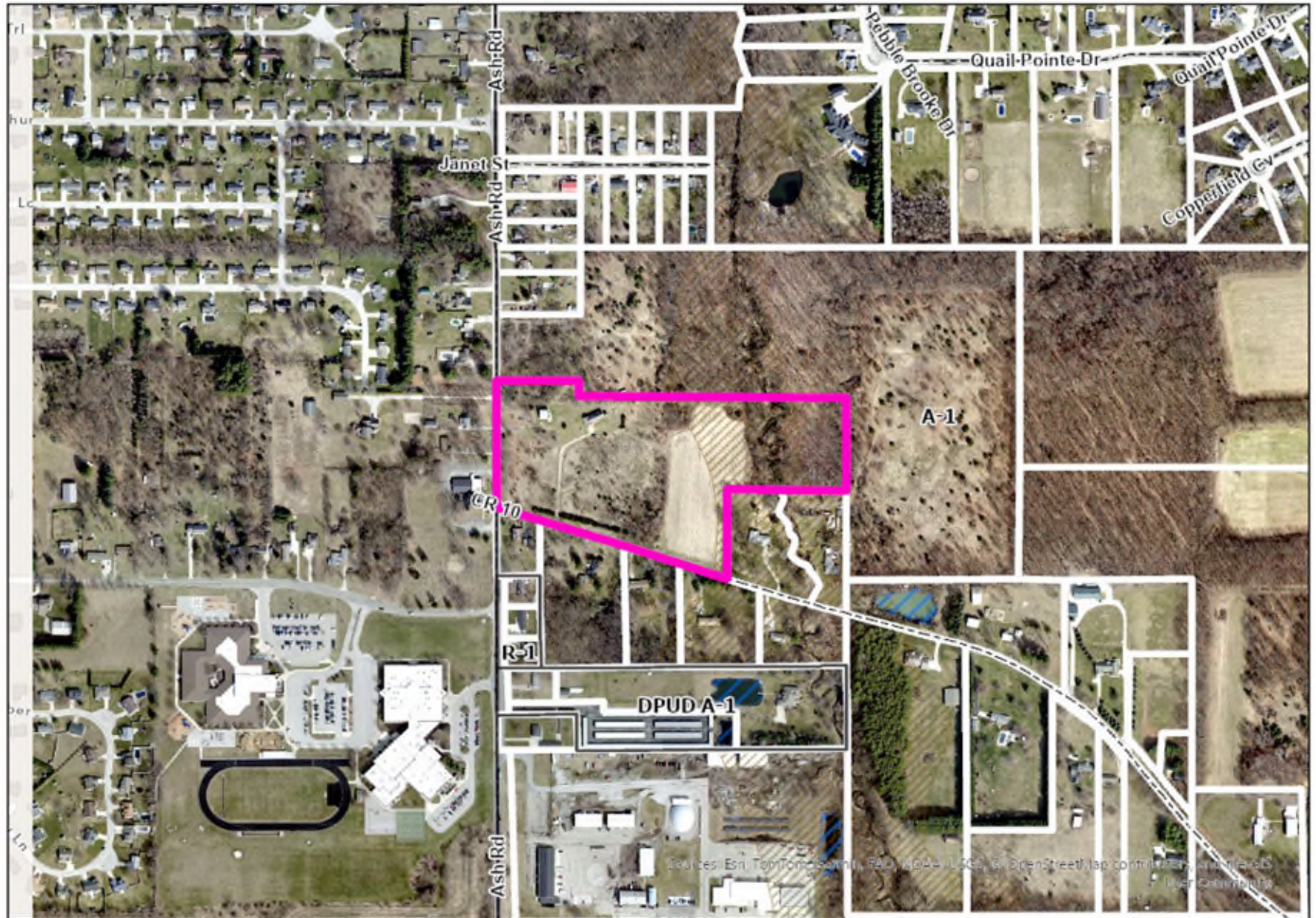
2025 Aerials

1 inch equals 400 ft



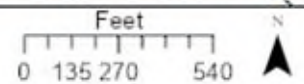


MI-0003-2026



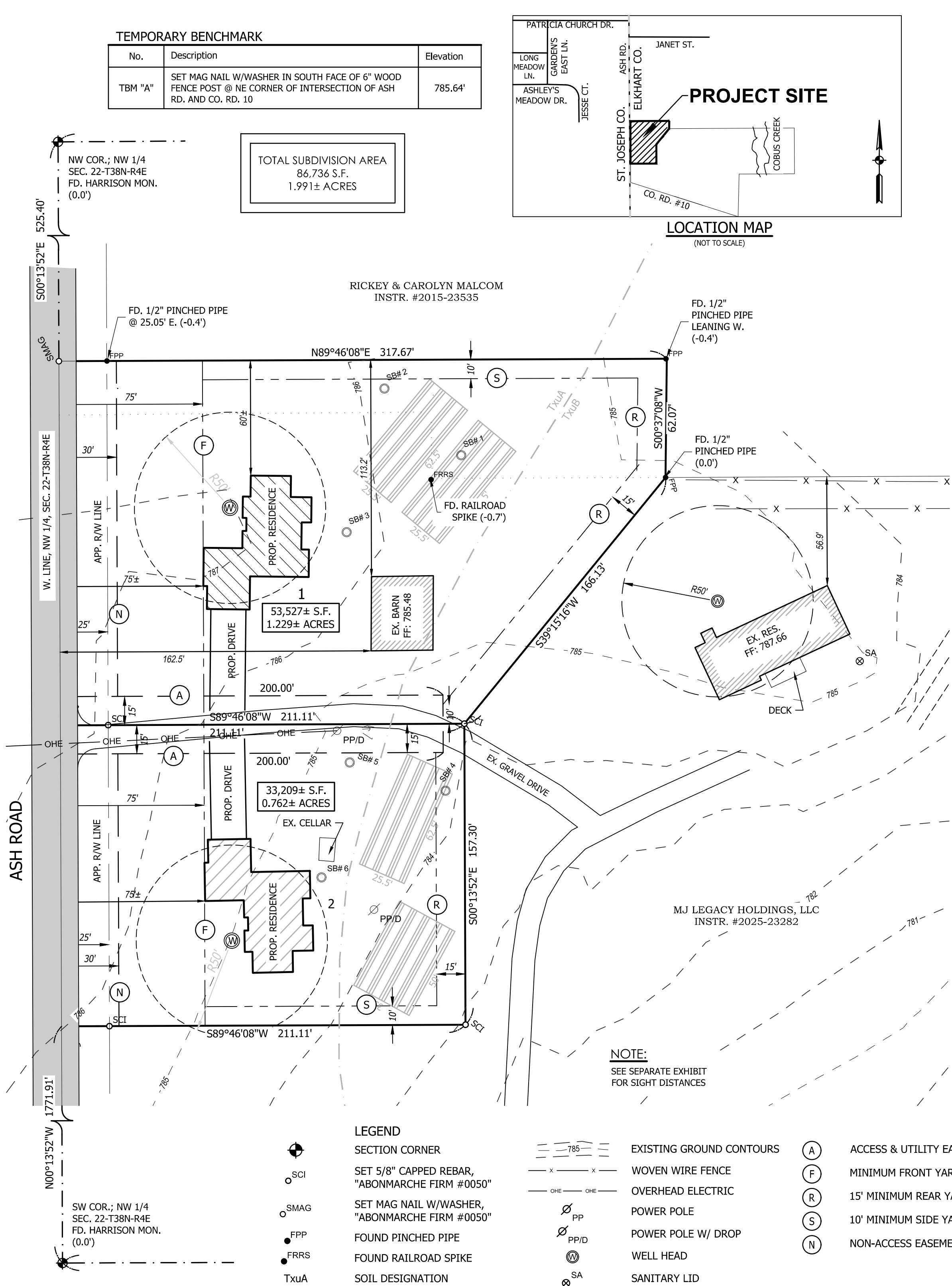
2025 Aerials

1 inch equals 500 ft





O:\PROJECTS\2025\25-1913 MJ LEGACY ASH RD & CR 10, GRANGER (3) MINOR SUBDIVISIONS\10 SURVEY\18 CAD\PLANS\25-1913-01 PRELIM.DWG PG 1 TANYA MILLER 1.21.2026 11:56 AM



# PRIMARY PLAT

## JACKSON NORTH MINOR

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 4 EAST, CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA  
ADDRESS: 52104 ASH ROAD, GRANGER, IN 46530  
TAX ID#: 20-01-22-101-004.000-005

**LEGAL DESCRIPTION**  
A PART OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 38 NORTH, RANGE 4 EAST, IN CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY CAMERON L. BERON, REGISTRATION NUMBER 21900005, WITH ABONMARCHÉ CONSULTANTS, INC. AS SHOWN ON PROJECT NUMBER 25-1913-01, DATED DECEMBER 29, 2025 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°13'52" EAST (BASED ON THE ELKHART COUNTY PROJECTION, NAD83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 545.40 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO RICKEY AND CAROLYN MALCOM AS DESCRIBED AND RECORDED IN INSTRUMENT #2015-23535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°46'08" EAST ALONG THE SOUTH LINE OF SAID MALCOM PARCEL, 317.67 FEET; THENCE SOUTH 00°37'08" WEST ALONG SAID SOUTH LINE, 62.07 FEET; THENCE SOUTH 39°15'16" WEST, 166.13 FEET; THENCE SOUTH 00°13'52" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 157.30 FEET; THENCE SOUTH 89°46'08" WEST PARALLEL WITH THE SOUTH LINE OF SAID MALCOM PARCEL, 211.11 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°13'52" WEST ALONG SAID WEST LINE, 347.58 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION. CONTAINING 1.991 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

**GENERAL NOTES**  
**ZONING & PROPOSED LAND USE**  
ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ENTIRELY ZONED A-1.  
THE PROJECT IS LOCATED NORTH OF COUNTY ROAD 10 AND EAST SIDE OF ASH ROAD. THE PROJECT SITE TOTALS 1.991ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF MJ LEGACY HOLDINGS LLC BY INSTR. #2025-23282.  
**SETBACKS - A-1 ZONE ELKHART COUNTY**  
FRONT YARD = 75 FEET FROM CENTERLINE OF ASH ROAD  
75 FEET FROM CENTERLINE OF COUNTY ROAD 10  
SIDE YARD = 10 FEET  
REAR YARD = 15 FEET  
**DENSITY**  
TOTAL PROJECT AREA = 86,736 S.F. / 1.991± ACRES  
**STREETS**  
NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.  
**DRIVEWAYS**  
THE NEWLY CREATED LOTS WILL SHARE A COMMON DRIVEWAY AND WILL NEED TO COMPLY WITH THE ST. JOSEPH COUNTY RESIDENTIAL DRIVE STANDARDS.  
**SANITARY SEWER**  
ALL PROPOSED LOTS WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.  
**WATER SUPPLY**  
PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER WELLS.  
**SOILS**  
THE SUBJECT SITE CONSISTS OF:  
TxuA & TxuB (TYNER LOAMY SAND, 0-5% SLOPES) AND BOTH ARE EXCESSIVELY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES.  
SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.  
THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBEL'S SOIL CONSULTING DATED JANUARY 4, 2026.  
**CONTOURS**  
CONTOURS WERE GENERATED PARTIALLY FROM SURVEY DATA COLLECTED ON SITE AND PARTIALLY FROM LIDAR. VERTICAL DATUM IS NAVD88.  
**FLOOD NOTE**  
THE SUBJECT PARCELS ARE NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0106D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.  
**WETLAND NOTE**  
FROM REVIEW OF THE AVAILABLE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP, THERE APPEARS THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.  
**ELEVATIONS OF BUILDINGS**  
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS).  
WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC.. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THIS PRIMARY SUBDIVISION.  
**EROSION CONTROL PLAN**  
NO EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, DUE TO LAND DISTURBANCE AS ANTICIPATED TO BE LESS THEN AN ACRE OF LAND THAT WILL BE DISTURBED DURING CONSTRUCTION.  
ALL DIMENSIONS SHOWN FOR LOTS ARE APPROXIMATE AND MAY CHANGE WITH THE COMPUTATION OF THE FINAL PLAT.  
**NOTE**  
THE ACCESSORY STRUCTURE ON LOT 1 MAY ONLY BE USED IN CONJUNCTION WITH A PRIMARY STRUCTURE UNLESS ANOTHER PROCEEDING LIKE A SPECIAL USE PERMIT OR A REZONING GIVES IT PRIMARY STATUS OR UNLESS ITS USE IS AGRICULTURAL WITH BOARD OF ZONING APPEALS APPROVAL.

**OWNER/ DEVELOPER**  
MJ LEGACY HOLDINGS, LLC  
55137 S.R. 13  
MIDDLEBURY, IN 46540

SCALE IN FEET  
1" = 40'

**ABONMARCHÉ**  
Surveying  
Engineering  
Architecture  
303 River Race Drive, Unit 206  
Goshen, IN 46526  
T 574.533.9913  
F 574.533.9911  
abonmarche.com  
© 2026

MJ LEGACY HOLDINGS, LLC - JACKSON NORTH MINOR  
A PART OF THE NW 1/4 SEC. 22-T38N-R4E,  
CLEVELAND TWP., ELKHART COUNTY, INDIANA  
52104 ASH ROAD, GRANGER, IN 46530  
PRIMARY PLAT

CAMERON L. BERON  
REGISTERED  
LS21900005  
STATE OF  
INDIANA  
LAND SURVEYOR

ISSUE DATE: 01.05.2026  
PM: CLB QA/QC: CLB  
FIELDBOOK: CLB#17, PG2

1 Elkhart Co. Tech. Corrections 1.21.26  
# ISSUANCE / REVISION DATE  
ORIGINAL SHEET IS 18"x24". USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.  
PROJECT NO: 25-1913-01  
1 OF 1

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 12, 2026

**Transaction Number:** MI-0005-2026.

**Parcel Number(s):** Part of 20-01-22-101-004.000-005.

**Existing Zoning:** A-1.

**Petition:** For primary approval of a 3-lot minor subdivision to be known as JACKSON SOUTH MINOR.

**Petitioner:** MJ Legacy Holdings, LLC, represented by Abonmarche Consultants.

**Location:** Northeast corner of CR 10 and Ash Rd., in Cleveland Township.

**Site Description:** Proposed lot 1 is 0.906 acres with a proposed home. Proposed lot 2 is 6.087 acres with an existing home. Proposed lot 3 is 0.716 acres with a proposed home. All three lots will share an existing access point on CR 10, and an access easement has been established on lot 2 for that purpose. Nonaccess easements ensure no additional access points. Drainage easements have been established along CR 10, the south side of lot 2, and the rear of lot 3, which will contain swales to aid stormwater conveyance to Cobus Creek.

**History and General Notes:**

- This minor subdivision includes a 50 ft. width variance (Ordinance requires 100 ft.) for lot 2.

**Staff Analysis:** The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

## Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0005-2026

Date: 01/05/2026 Meeting Date: February 12, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0005-2026

Description: for primary approval of a 3-lot minor subdivision to be known as JACKSON SOUTH MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Mj Legacy Holdings, Llc 52104 Ash Rd Granger, IN 46530	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 10 Granger, IN 46530	Parcel Number: Part of 20-01-22-101-004.000-005
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Township: Cleveland  
Location: Northeast corner of County Road 10 and Ash Rd.

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

Legal Description:

Comments: for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for (the construction of a residence on Proposed Lot 2

Applicant Signature:

Department Signature:

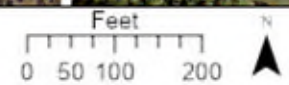


MI-0005-2026



2025 Aerials

1 inch equals 200 ft





MI-0005-2026



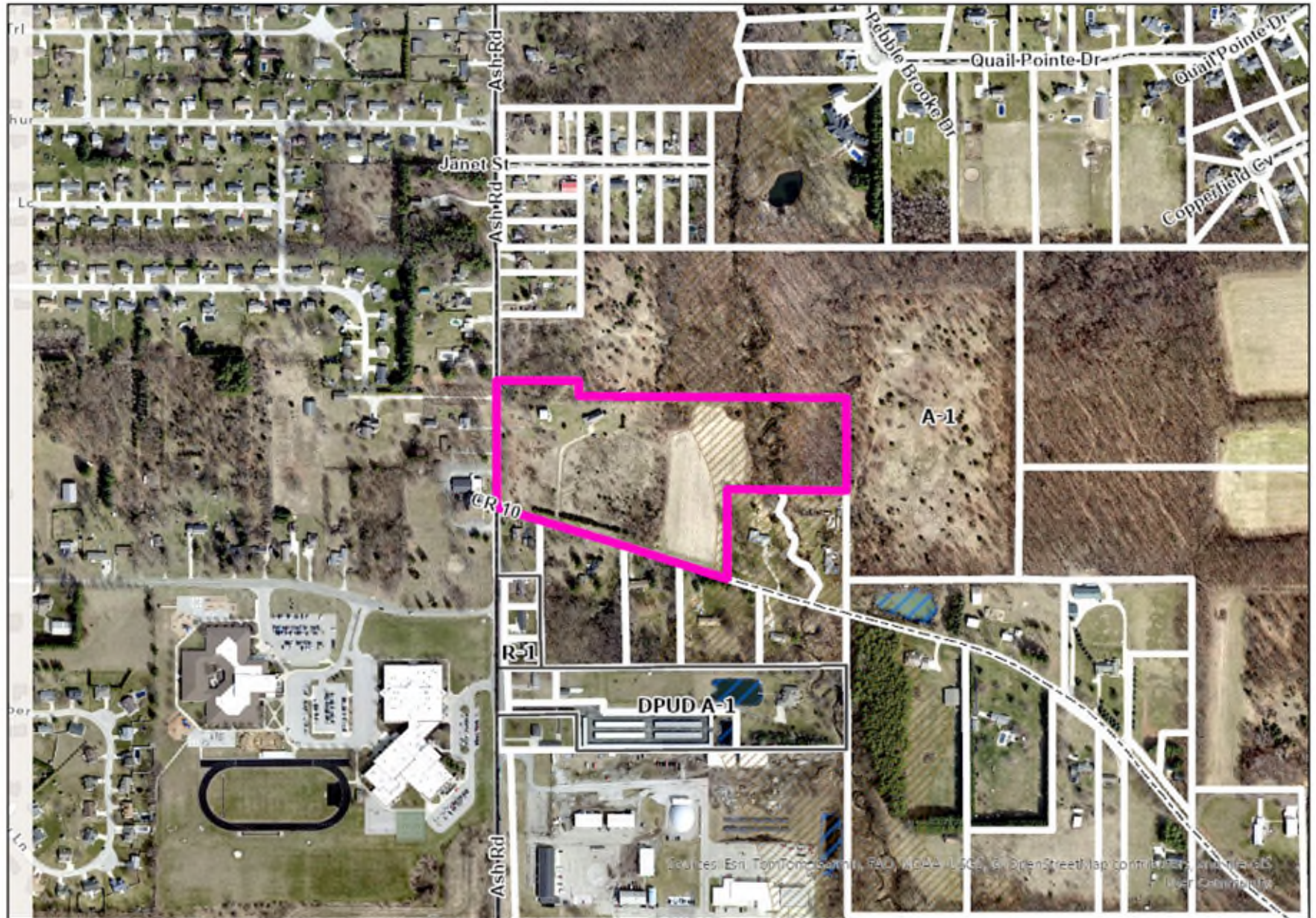
2025 Aerials

1 inch equals 400 ft

Feet  
0 105 210 420

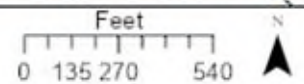


MI-0005-2026



2025 Aerials

1 inch equals 500 ft







A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH,  
RANGE 4 EAST, CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA  
ADDRESS: 52104 ASH ROAD, GRANGER, IN 46530  
TAX ID#: 20-01-22-101-004.000-005

A PART OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 38 NORTH, RANGE 4 EAST, IN CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY CAMERON L. BERON, REGISTRATION NUMBER 21900005, WITH ABONMARCHÉ CONSULTANTS, INC. AS SHOWN ON PROJECT NUMBER 25-1913-02, DATED JANUARY 2026 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°13'52" EAST (BASED ON THE ELKHART COUNTY PROJECTION, NAD83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 525.40 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO RICEY AND CAROLYN MALCOM AS DESCRIBED AND RECORDED IN INSTRUMENT #2015-23535; THENCE NORTH 89°46'08" EAST ALONG THE SOUTHLINE OF SAID MALCOM PARCEL, 317.67 FEET; THENCE SOUTH 89°37'08" WEST ALONG SAID SOUTHLINE, 62.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°42'41" EAST ALONG SAID SOUTHLINE, 1021.27 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°13'32" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 228.29 FEET; THENCE SOUTH 89°42'41" WEST, 971.54 FEET; THENCE SOUTH 01°10'13" WEST, 325.94 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 14; THENCE NORTH 72°20'18" WEST ALONG THE CENTERLINE OF COUNTY ROAD 10, 376.84 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; NORTH 00°13'52" WEST ALONG SAID WEST LINE, 152.78 FEET; THENCE NORTH 89°46'08" EAST, 211.11 FEET; THENCE NORTH 00°13'52" WEST, 157.30 FEET; THENCE NORTH 39°15'16" EAST, 166.13 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION. CONTAINING 7.709 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

## ZONING & PROPOSED LAND USE

ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ENTIRELY ZONED A-1.

THE PROJECT IS LOCATED NORTH OF COUNTY ROAD 10 AND EAST SIDE OF ASH ROAD. THE PROJECT SITE TOTALS 7.70 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF MJ LEGACY HOLDINGS LLC BY INSTR. #2025-23282.

**SETBACKS - A-1 ZONE ELKHART COUNTY**  
**FRONT YARD = 75 FEET FROM CENTERLINE OF ASH ROAD**  
**75 FEET FROM CENTERLINE OF COUNTY ROAD 10**  
**SIDE YARD = 10 FEET**  
**REAR YARD = 15 FEET**

DENSITY  
TOTAL PROJECT AREA = 335,794± S.F. / 7.709± ACRES

STREETS  
NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION

**DRIVEWAYS**  
THE NEWLY CREATED LOTS WILL SHARE A COMMON DRIVEWAY AND WILL NEED TO COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY DEPARTMENT. THE PROPOSED LOTS WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS. THE PROPOSED LOTS WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

WATER SUPPLY  
PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER WELLS.

**SOILS**  
THE SUBJECT SITE CONSISTS OF:  
TxaA & TxbB (TYNER LOAMY SAND, 0-5% SLOPES) AND BOTH ARE EXCESSIVELY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES.  
BtaB (BREMS LOAMY SAND, 0-1% SLOPES) AND IS MODERATELY WELL DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 24 TO 36 INCHES.  
MgaC (MAUMEE LOAMY SAND, 0-1% SLOPES) AND IS POORLY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 6 TO 12 INCHES.

SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBELEN'S SOIL CONSULTING DATED JANUARY 4, 2026.

CONTOURS  
CONTOURS WERE GENERATED PARTIALLY FROM SURVEY DATA COLLECTED ON SITE AND PARTIALLY FROM LIDAR  
VERTICAL DATUM IS NAVD88.

**SIGHT DISTANCES**  
FROM EXISTING GRAVEL DRIVE ON CO. RD. 10: 1,763± EAST AND WEST TO INTERSECTION OF ASH RD. AND CO. RD. 10

**FLOOD NOTE**  
A PORTION OF THE SUBJECT PARCELS ARE WITHIN THE 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0106D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

WETLAND NOTE

FROM REVIEW OF THE AVAILABLE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP, THERE APPEARS THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.

ELEVATIONS OF BUILDINGS












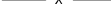







FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS).

WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS FOUNDATION DESIGN, ETC.. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THIS PRIMARY SUBDIVISION.

EROSION CONTROL PLAN

NO EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, DUE TO LAND DISTURBANCE AS ANTICIPATED TO BE LESS THEN AN ACRE OF LAND THAT WILL BE DISTURBED DURING CONSTRUCTION.

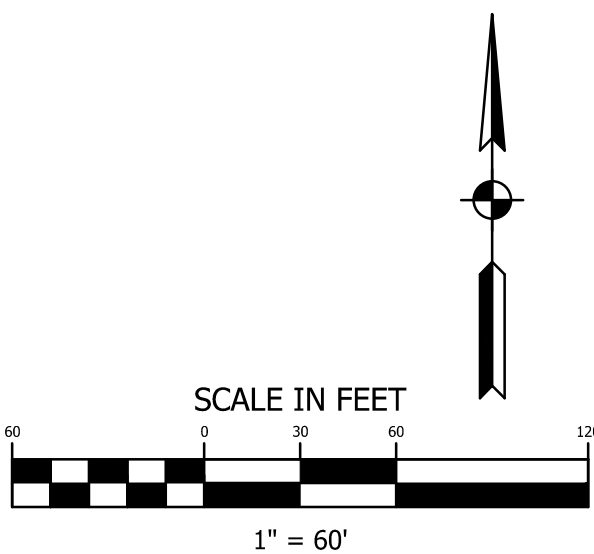
ALL DIMENSIONS SHOWN FOR LOTS ARE APPROXIMATE AND MAY CHANGE WITH THE COMPUTATION OF THE FINAL PLAT

LEGEND			
	SECTION CORNER		EXISTING GROUND CONTOURS
	SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"		WOVEN WIRE FENCE
	SET MAG NAIL W/WASHER, "ABONMARCHÉ FIRM #0050"		OVERHEAD ELECTRIC
	FOUND PINCHED PIPE		POWER POLE
	FOUND RAILROAD SPIKE		POWER POLE W/ DROP
	AREA OF PONDING SOILS		WELL HEAD
			SANITARY LID
			ACCESS EASEMENT (AS SHOWN)
			MINIMUM FRONT YARD BUILDING SETBACK (AS SHOWN)
			15' MINIMUM REAR YARD BUILDING SETBACK
			10' MINIMUM SIDE YARD BUILDING SETBACK
			DRAINAGE EASEMENT (AS NOTED)
			NON-ACCESS EASEMENT (AS SHOWN)

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. FIELD SURVEY INFORMATION CONSISTING OF PAINT MARKINGS FOUND ON THE GROUND PER THE INDIANA UNDERGROUND PLANT PROTECTION SERVICE (IUPPS - 811), THE PAINT MARKINGS WERE USED TO LOCATE THE UTILITIES. THE UTILITIES SHOWN ARE CORRELATED AND ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS. THE USER OF THIS PLAY/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF ANY UTILITIES. THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**OWNER/ DEVELOPER**  
MJ LEGACY HOLDINGS, LLC  
55137 S.R. 13  
MIDDLEBURY, IN 46540



ISSUE DATE: 01.05.2026  
PM: CMWE QA / QC: CLB

1 Elkhart Co. Tech. Corrections 1.21.26  
# ISSUANCE / REVISION DATE

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ORIGINAL SHEET IS 24"x36". USE DIMENSIONS  
SHOWN, DO NOT SCALE DRAWINGS.

PROJECT NO: 25-1913-02

1 OF 1

**A PART OF THE NW 1/4 SEC. 22-T38N-R4E,  
CLEVELAND TWP., ELKHART COUNTY, INDIANA**

52104 ASH ROAD, GRANGER, IN 46530

# PRIMARY PLAT



1 Elkhart Co. Tech. Corrections 1.21.26  
# ISSUANCE / REVISION DATE

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ORIGINAL SHEET IS 24"x36". USE DIMENSIONS  
SHOWN, DO NOT SCALE DRAWINGS.

PROJECT NO: 25-1913-02



# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 12, 2026

**Transaction Number:** MI-0004-2026.

**Parcel Number(s):** Part of 20-01-22-101-004.000-005.

**Existing Zoning:** A-1.

**Petition:** For primary approval of a 2-lot minor subdivision to be known as ELLIOTT EAST MINOR.

**Petitioner:** MJ Legacy Holdings, LLC, represented by Abonmarche Consultants.

**Location:** North side of CR 10, 600 ft. east of Ash Rd., in Cleveland Township.

**Site Description:** Proposed lots 1 and 2 are 0.791 and 5.634 acres with proposed homes that will each have access to CR 10. Drainage easements coordinated with those in Jackson South have been established and will contain swales to aid stormwater conveyance to Cobus Creek.

## ***History and General Notes:***

- **July 19, 2006** – The Hearing Officer approved a 3:1 depth variance to allow the construction of a home on an east portion of the subject property with 180 ft. of frontage and 640 ft. of depth. This project was never done.

**Staff Analysis:** The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

## Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0004-2026

Date: 01/05/2026 Meeting Date: February 12, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0004-2026

Description: for primary approval of a 2-lot minor subdivision to be known as ELLIOTT EAST MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Mj Legacy Holdings, Llc 52104 Ash Rd Granger, IN 46530	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 10 Granger, IN 46530	Parcel Number: Part of 20-01-22-101-004.000-005
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Township: Cleveland  
Location: NORTH SIDE OF CR 10, 600 FT. EAST OF ASH RD.

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

Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0004-2026



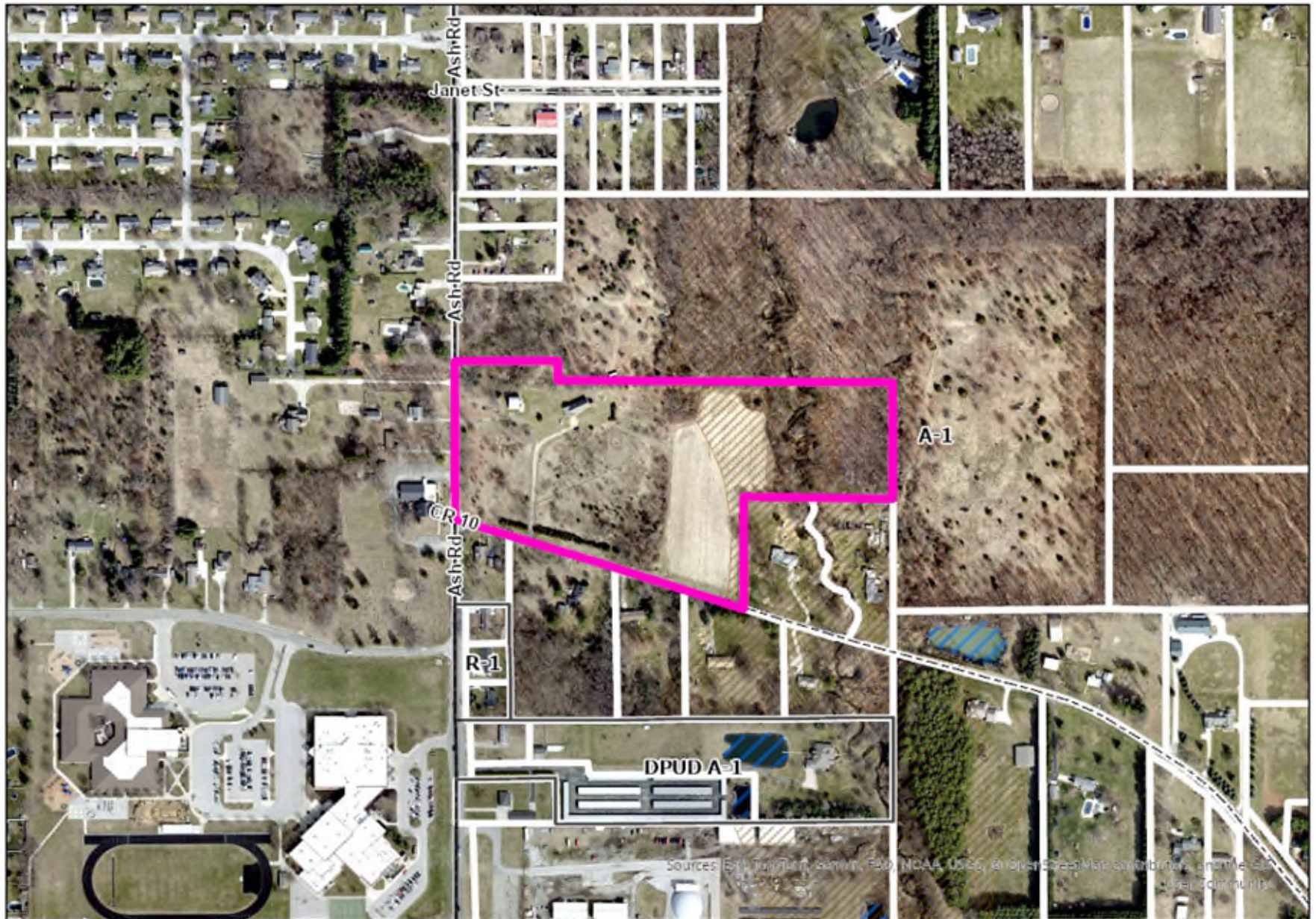
2025 Aerials

1 inch equals 200 ft





MI-0004-2026



2025 Aerials

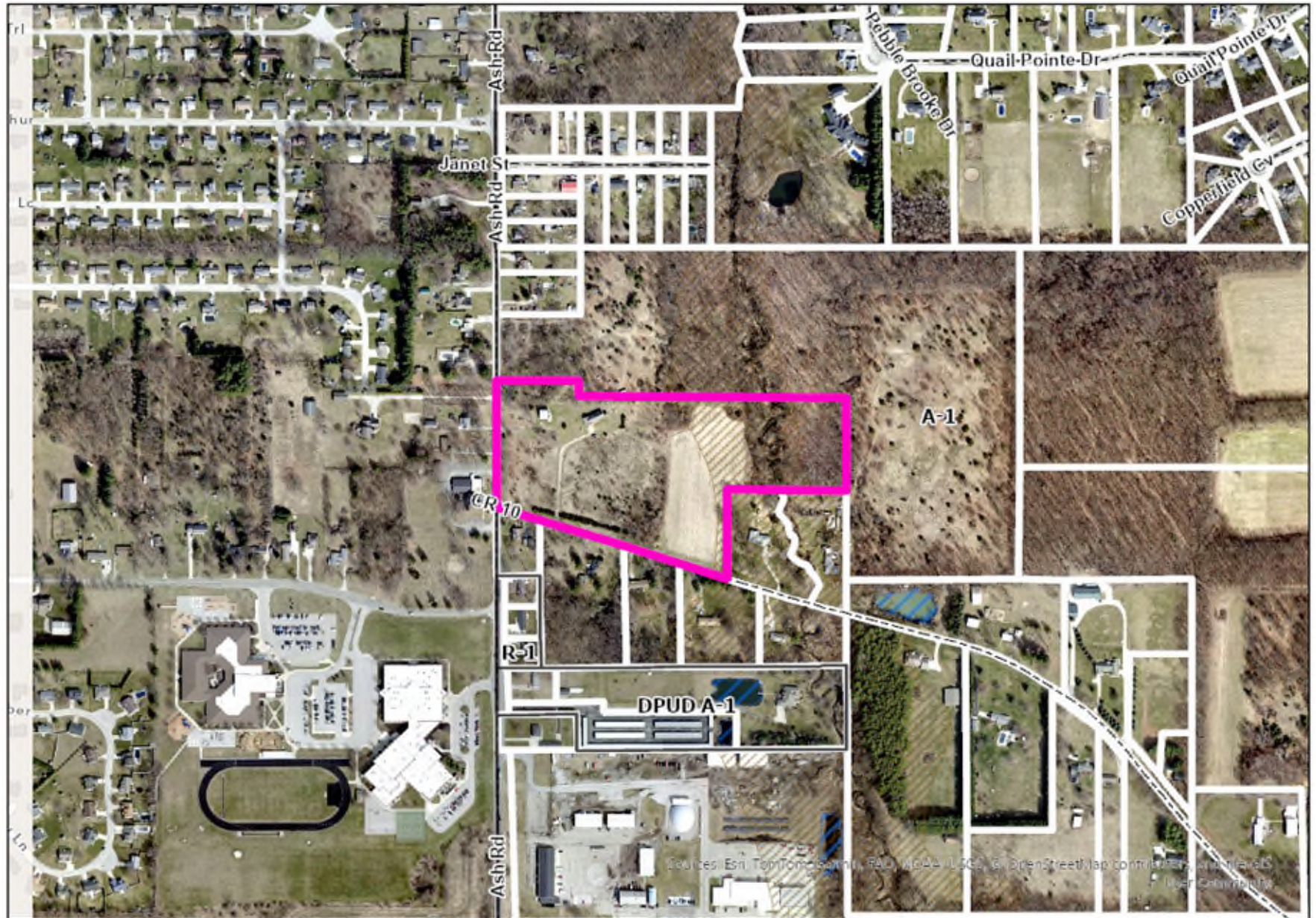
1 inch equals 400 ft

Feet  
0 105 210 420



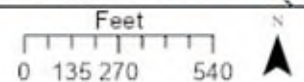


MI-0004-2026



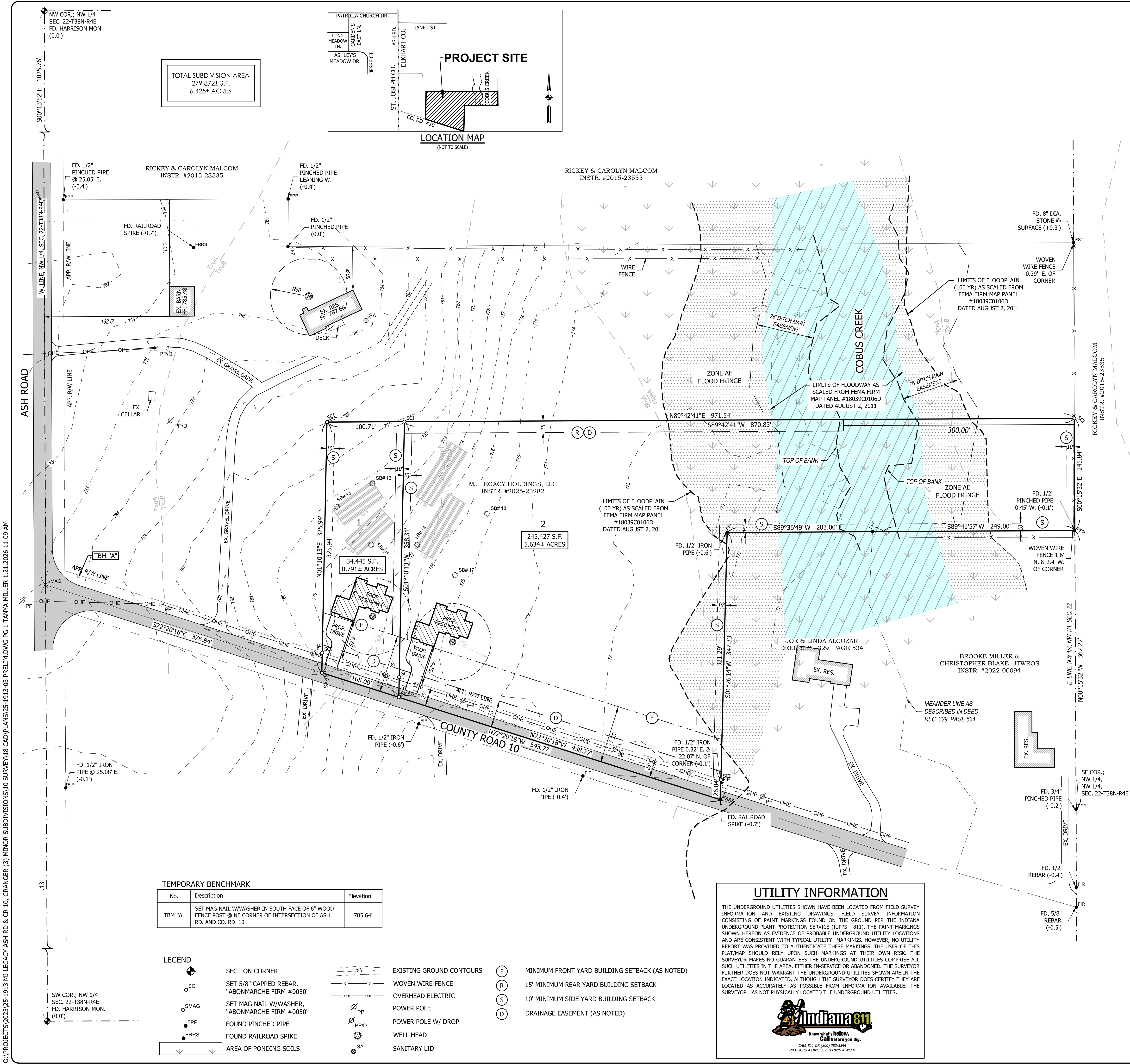
2025 Aerials

1 inch equals 500 ft





O:\PROJECTS\2025-1913 MJ LEGACY ASH RD & CR 10, GRANGER (3) MINOR SUBDIVISIONS\10 SURVEY\18 CAD\PLANS\25-1913-03 PRELIM.DWG PG 1 TANYA MILLER 1.21.2026 11:09 AM



## PRIMARY PLAT ELLIOTT EAST MINOR

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH,  
RANGE 4 EAST, CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA  
ADDRESS: 52104 ASH ROAD, GRANGER, IN 46530  
TAX ID #: 20-01-22-101-004.000-005

### LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 38 NORTH, RANGE 4 EAST, IN CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY CAMERON L. BERON, REGISTRATION NUMBER 21900005, WITH ABONMARCHÉ CONSULTANTS, INC. AS SHOWN ON PROJECT NUMBER 25-1913-01, DATED JANUARY 2026 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°13'52" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1025.76 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD 10 AND THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 72°20'18" EAST ALONG THE CENTERLINE OF COUNTY ROAD 10, 376.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°10'13" EAST, 325.94 FEET; THENCE NORTH 89°42'41" EAST, 971.54 FEET TO A POINT ON THE MONUMENTED EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°15'32" EAST ALONG SAID EAST LINE 145.84 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO BROOKE MILLER & CHRISTOPHER BLAKE AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 2022-00094; THENCE SOUTH 89°41'57" WEST ALONG THE NORTH LINE OF SAID MILLER AND BLAKE PARCEL, 249.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO JOE & LINDA ALCOZAR AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN DEED RECORD 329, PAGE 534 BEING AT PLUS OR MINUS THE CENTERLINE OF COBUS CREEK; THENCE SOUTH 89°36'49" WEST ALONG THE NORTH LINE OF SAID ALCOZAR PARCEL, 203.00 FEET TO THE NORTHWEST CORNER OF SAID ALCOZAR PARCEL; THENCE SOUTH 01°26'14" WEST ALONG THE WEST LINE OF SAID ALCOZAR PARCEL, 347.33 FEET TO A RAILROAD SPIKE IN THE CENTERLINE OF COUNTY ROAD 10; THENCE NORTH 72°20'18" WEST ALONG SAID CENTERLINE, 543.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 6.425 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

### GENERAL NOTES

**ZONING & PROPOSED LAND USE**  
ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ENTIRELY ZONED A-1.

THE PROJECT IS LOCATED NORTH OF COUNTY ROAD 10 AND EAST SIDE OF ASH ROAD. THE PROJECT SITE TOTALS 6.425 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF MJ LEGACY HOLDINGS LLC BY INSTR. #2025-23282.

**SETBACKS - A-1 ZONE ELKHART COUNTY**  
FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROAD 10  
SIDE YARD = 10 FEET  
REAR YARD = 15 FEET

**DENSITY**  
TOTAL PROJECT AREA = 279,872± S.F. / 6.425± ACRES

**STREETS**  
NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

**DRIVEWAYS**  
THE NEWLY CREATED LOTS WILL HAVE DRIVEWAYS THAT WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

**SANITARY SEWER**  
ALL PROPOSED LOTS WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

**WATER SUPPLY**  
PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER WELLS.

**SOILS**  
THE SUBJECT SITE CONSISTS OF:  
TxA & TxB (TYNER LOAMY SAND, 0-5% SLOPES) AND BOTH ARE EXCESSIVELY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES.  
BtA (BREMS LOAMY SAND, 0-1% SLOPES) AND IS MODERATELY WELL DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 24 TO 36 INCHES.  
MgC (MAUMEE LOAMY SAND, 0-1% SLOPES) AND IS POORLY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 6 TO 12 INCHES.

SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBEL'S SOIL CONSULTING DATED JANUARY 4, 2026.

**CONTOURS**  
CONTOURS WERE GENERATED PARTIALLY FROM SURVEY DATA COLLECTED ON SITE AND PARTIALLY FROM LIDAR. VERTICAL DATUM IS NAVD88.

**SIGHT DISTANCES**  
FROM PROPOSED LOT 1 PROPOSED DRIVE ON CO. RD. 10: 1,608± EAST AND WEST TO INTERSECTION OF ASH RD. AND CO. RD. 10  
FROM PROPOSED LOT 2 PROPOSED DRIVE ON CO. RD. 10: 1,343± EAST AND WEST TO INTERSECTION OF ASH RD. AND CO. RD. 10

**FLOOD NOTE**  
A PORTION OF THE SUBJECT PARCELS ARE WITHIN THE 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0106D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

**WETLAND NOTE**  
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**ELEVATIONS OF BUILDINGS**  
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS).

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**EROSION CONTROL PLAN**  
NO EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, DUE TO LAND DISTURBANCE AS ANTICIPATED TO BE LESS THEN AN ACRE OF LAND THAT WILL BE DISTURBED DURING CONSTRUCTION.

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TEMPORARY BENCHMARK		
No.	Description	Elevation
TBM "A"	SET MAG NAIL W/WASHER IN SOUTH FACE OF 6" WOOD FENCE POST @ NE CORNER OF INTERSECTION OF ASH RD. AND CO. RD. 10	785.64'

- LEGEND**
  - SECTION CORNER
  - SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
  - SET MAG NAIL W/WASHER, "ABONMARCHÉ FIRM #0050"
  - FOUND PINCHED PIPE
  - FOUND RAILROAD SPIKE
  - AREA OF PONDING SOILS
- EXISTING GROUND CONTOURS
  - WOVEN WIRE FENCE
  - OVERHEAD ELECTRIC
  - POWER POLE
  - POWER POLE W/ DROP
  - WELL HEAD
  - SANITARY LID

- MINIMUM FRONT YARD BUILDING SETBACK (AS NOTED)
- 15' MINIMUM REAR YARD BUILDING SETBACK
- 10' MINIMUM SIDE YARD BUILDING SETBACK
- DRAINAGE EASEMENT (AS NOTED)

**ABONMARCHÉ**

Surveying  
Engineering  
Architecture

303 River Race Drive, Unit 206  
Coshen, IN 46526  
T 574.533.9913  
F 574.533.9911  
abonmarche.com

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ABONMARCHÉ CONSULTANTS, INC.

MJ LEGACY HOLDINGS, LLC - ELLIOTT EAST MNJOR

**A PART OF THE NW 1/4 SEC. 22-T38N-R4E,  
CLEVELAND TWP., ELKHART COUNTY, INDIANA**

52104 ASH ROAD, GRANGER, IN 46530

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PROJECT NO: 25-1913-03

**1 OF 1**