

AGENDA

ELKHART COUNTY PLAT COMMITTEE

February 12, 2026
9:00 A.M.

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

Call to Order

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plat Committee, held on the 8th day of January.

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

<u>PRIMARY APPROVALS</u>		<u>9:00 A.M.</u>	
A.	Petitioner:	MJ Legacy Holdings, LLC. represented by Abonmarche Consultants	(page 1)
	Petition:	for primary approval of a 2-lot minor subdivision to be known as JACKSON NORTH MINOR .	
	Location:	east side of Ash Rd., 250 ft. north of CR 10, in Cleveland Township. (MI-0003-2026)	
B.			
B.	Petitioner:	MJ Legacy Holdings, LLC. represented by Abonmarche Consultants	(page 2)
	Petition:	for primary approval of a 3-lot minor subdivision to be known as JACKSON SOUTH MINOR .	
	Location:	northeast corner of CR 10 and Ash Rd., in Cleveland Township. (MI-0005-2026)	
C.			
C.	Petitioner:	MJ Legacy Holdings, LLC. represented by Abonmarche Consultants	(page 3)
	Petition:	for primary approval of a 2-lot minor subdivision to be known as ELLIOTT EAST MINOR .	
	Location:	north side of CR 10, 600 ft. east of Ash Rd., in Cleveland Township. (MI-0004-2026)	

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

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 11th 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,

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

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: Applicant

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Land Owner

Mj Legacy Holdings, Llc
52104 Ash Rd
Granger, IN 46530

Private Surveyor

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

Township: Cleveland

Location: East Side Of Ash Road, 250 Ft. North Of County Road 10

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

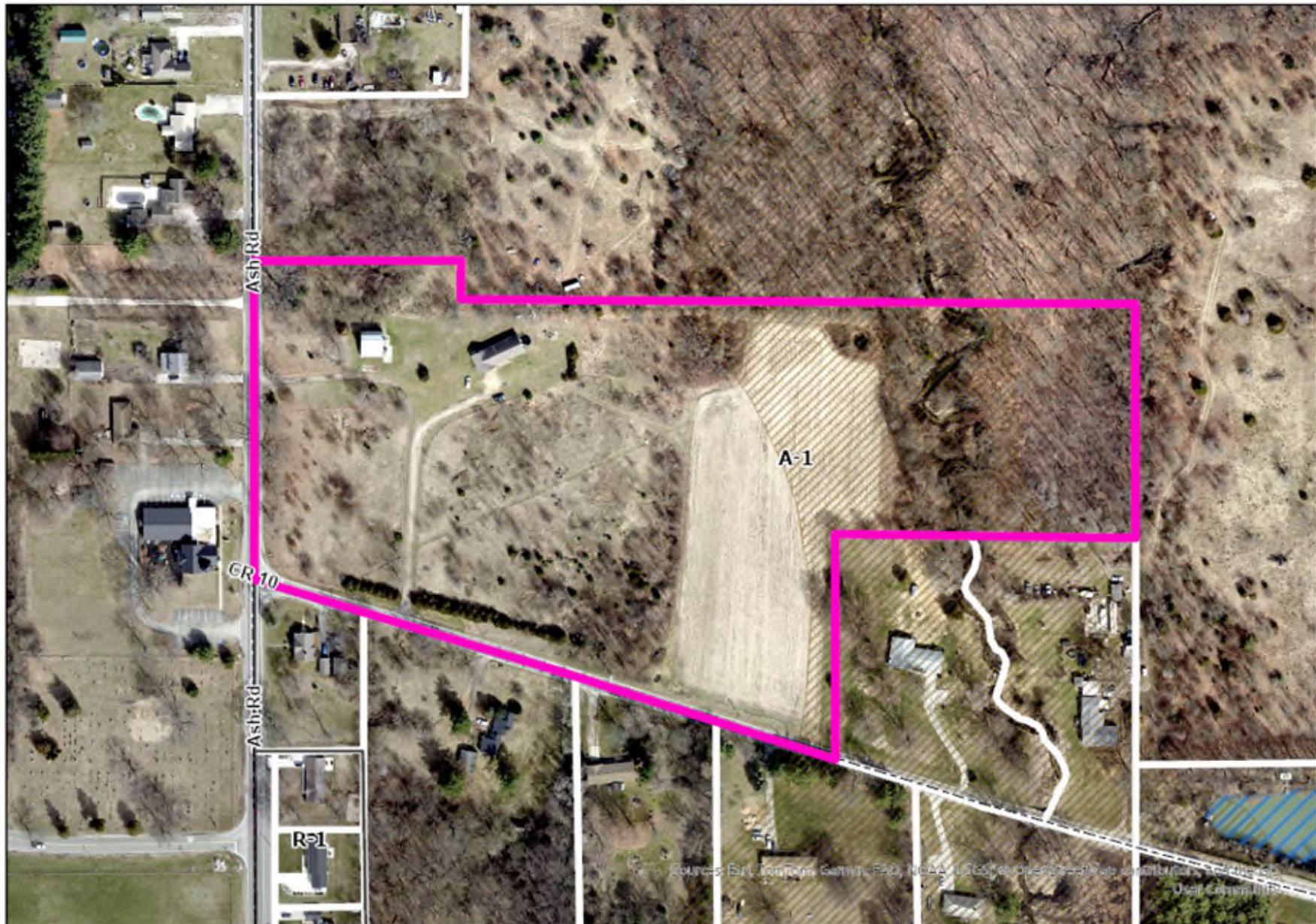
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0003-2026

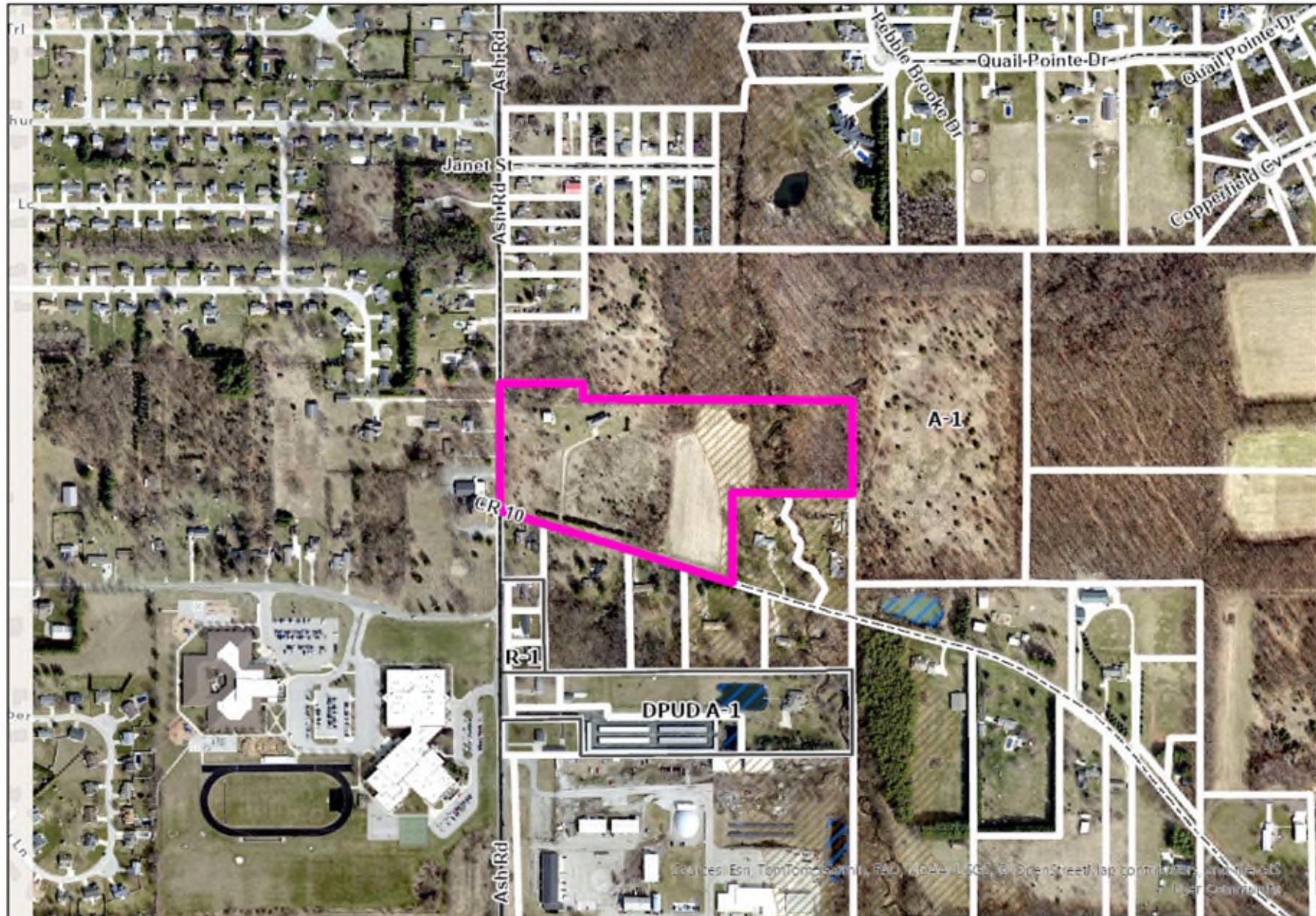


2025 Aerials

1 inch equals 200 ft

0 50 100 200
Feet
N

MI-0003-2026



2025 Aerials

1 inch equals 500 ft

0 135 270 540
Feet



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

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: Applicant

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Land Owner

Mj Legacy Holdings, Llc
52104 Ash Rd
Granger, IN 46530

Private Surveyor

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

Township: Cleveland

Location: Northeast corner of County Road 10 and Ash Rd.

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

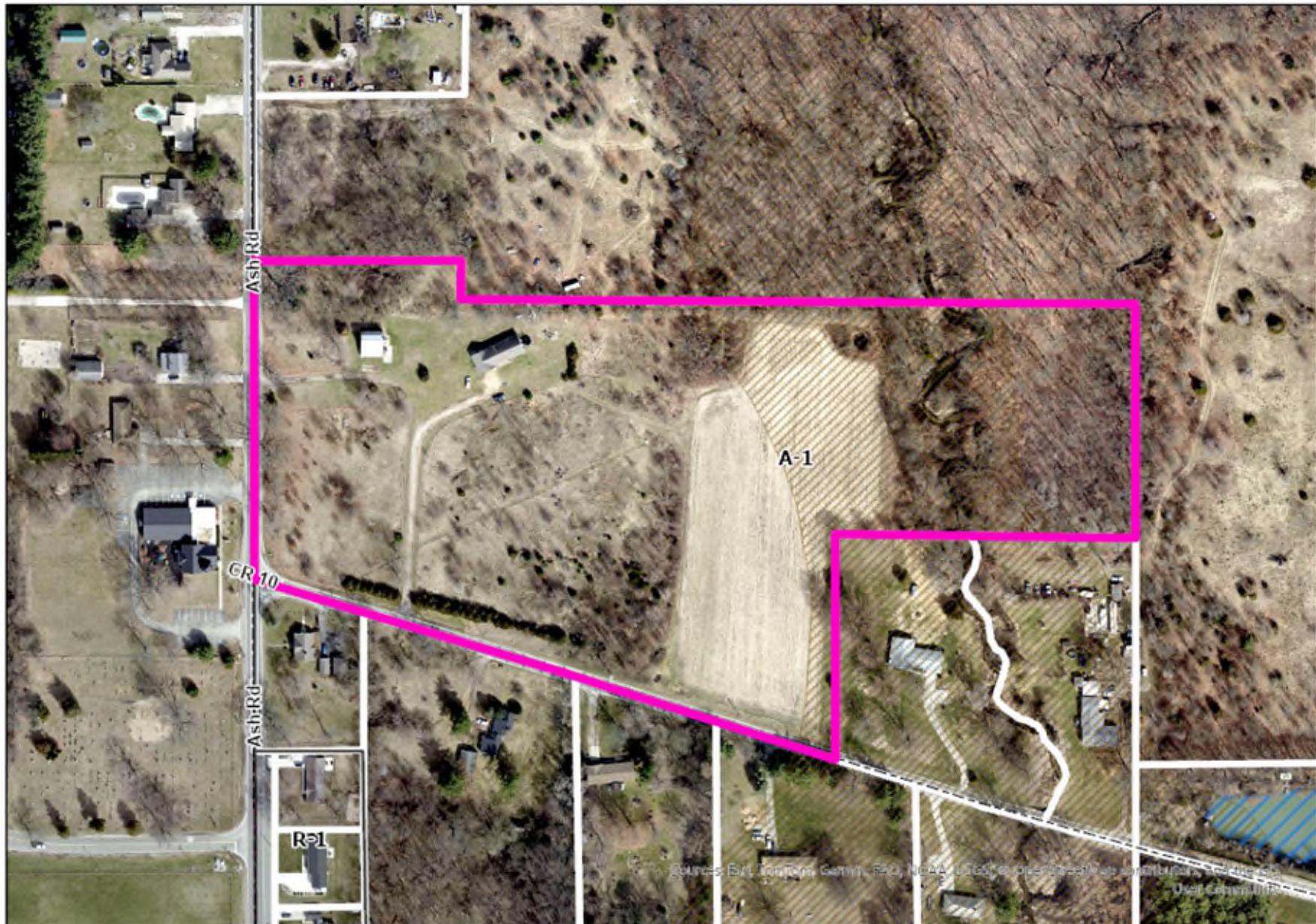
Legal Description:

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

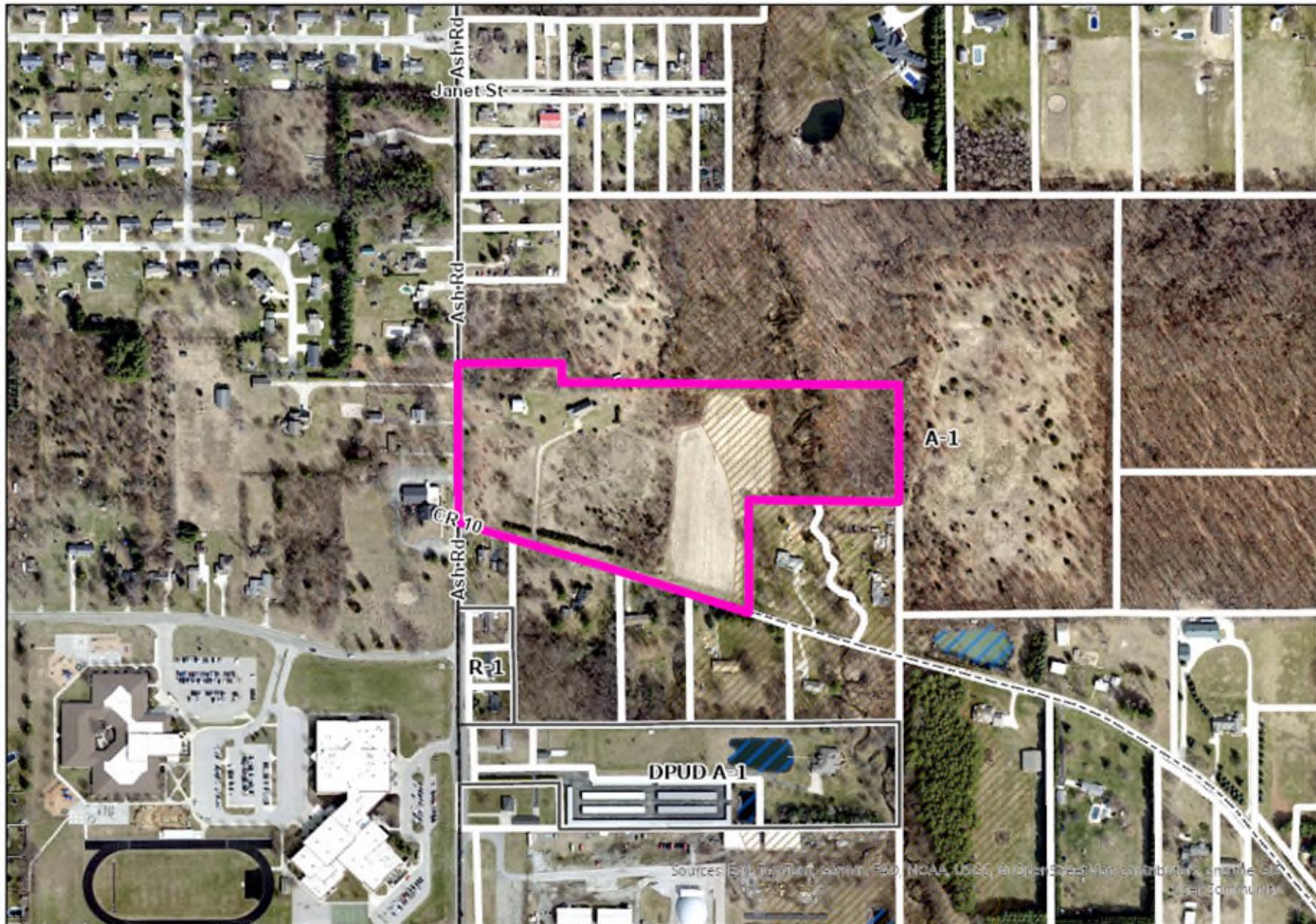


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

MI-0005-2026



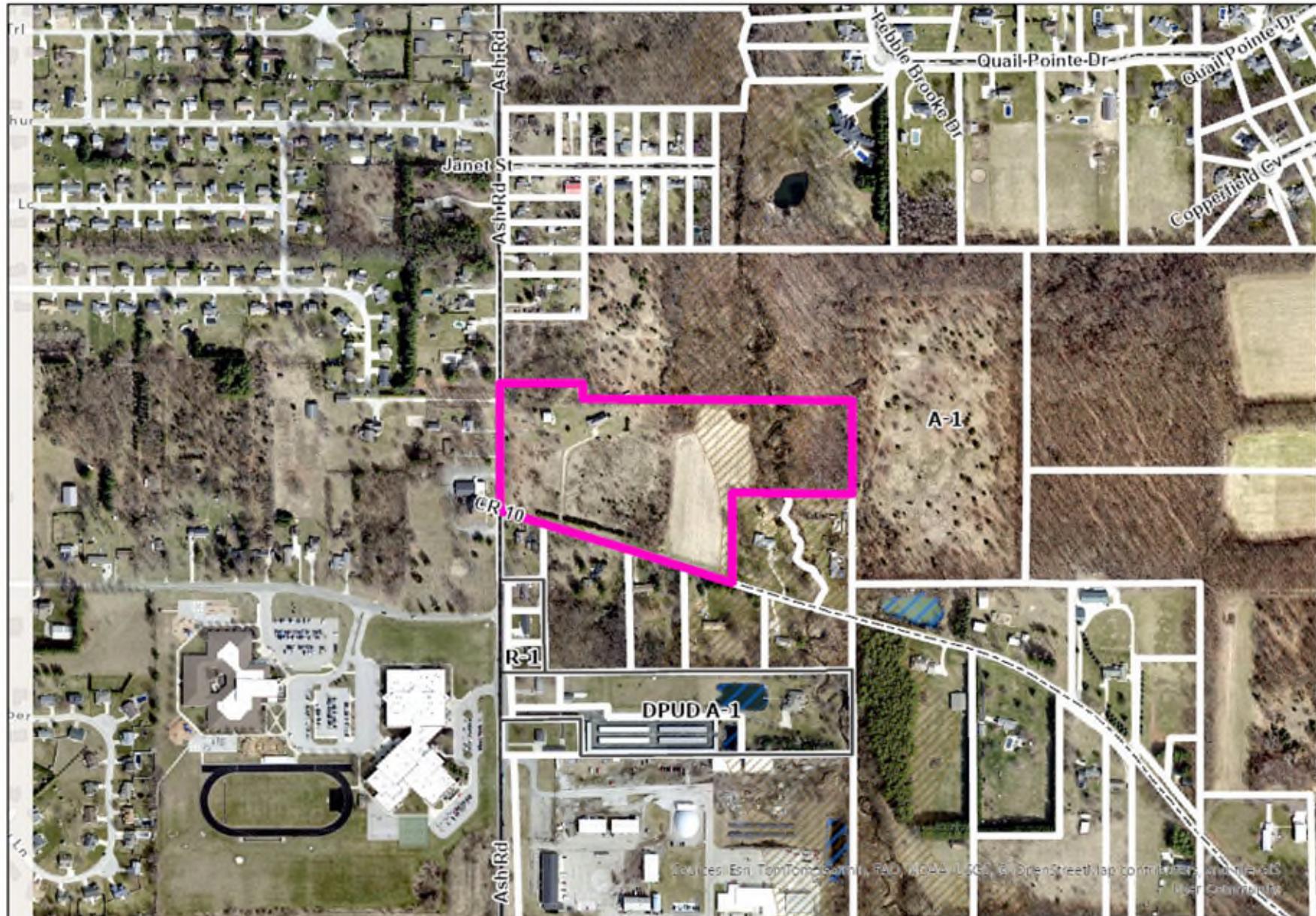
2025 Aerials

1 inch equals 400 ft

0 105 210 420
Feet



MI-0005-2026

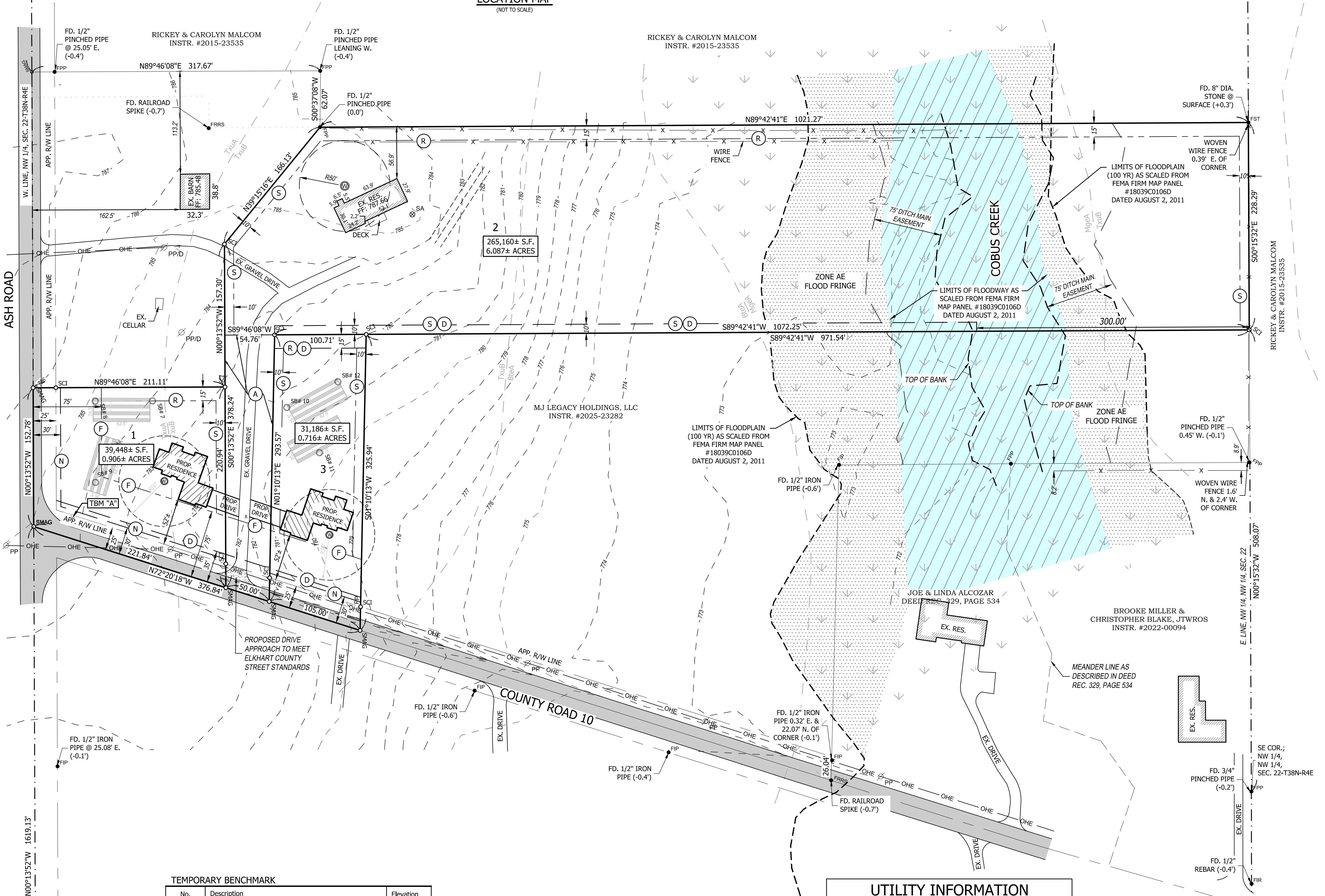
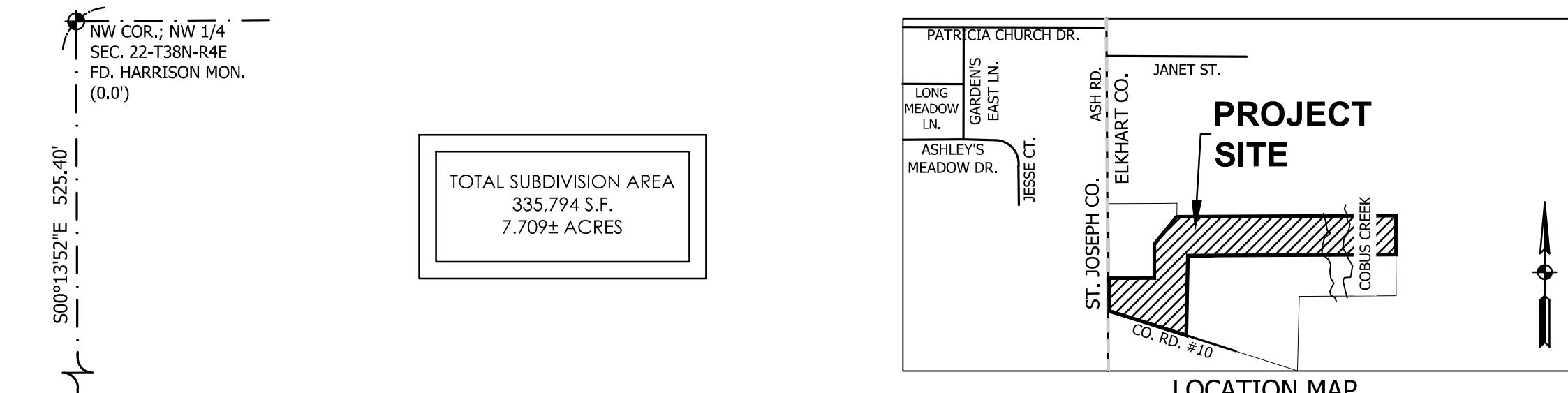


2025 Aerials

1 inch equals 500 ft

0 135 270 540
Feet





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

SW COR; NW 1/4 SEC. 22-T38N-R4E	SECTION CORNER
FD. HARRISON MON. (0.0')	FPP
SMAG	FRRS
SET MAG NAIL W/WASHER, "ABONMARCHE FIRM #050"	SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #050"
FOUND PINCHED PIPE	FOUND PINCHED PIPE
FOUND RAILROAD SPIKE	FOUND RAILROAD SPIKE
AREA OF PONDING SOILS	AREA OF PONDING SOILS

UTILITY INFORMATION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING MARKINGS. FIELD SURVEY INFORMATION CONSISTING OF PAINT MARKINGS FOUND ON THE GROUND PER THE INDIANA UNDERGROUND PLANT PROTECTION SERVICE (IUPPS - 811). THE PAINT MARKINGS SHOWN HEREON AS EVIDENCE OF PROBABLE UNDERGROUND UTILITY LOCATIONS AND ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES COMprise ALL THE UTILITIES IN THE AREA. ELKHART COUNTY IS NOT RESPONSIBLE FOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN 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.



CALL 811 OR (800) 382-5544
24 HOURS A DAY, SEVEN DAYS A WEEK

PRIMARY PLAT

JACKSON SOUTH 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 2190005, WITH ABONMARCHE 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, 52.40 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO RICKY AND CAROLYN MALCOM AS DESCRIBED AND RECORDED IN INSTRUMENT #2015-23535; 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 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°42'41" EAST ALONG SAID SOUTH LINE, 1021.27 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°15'32" 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 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, 152.77 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.

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 7.709 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 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:
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.
Btta (BREMS LOAMY SAND, 0-1% SLOPES) AND IS MODERATELY WELL DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 24 TO 36 INCHES.
MgCa (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 THAN 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.

1 Elkhart Co. Tech. Corrections 1.21.26
ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24"X36", USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.

PROJECT NO: 25-1913-02

1 OF 1

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



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

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: Applicant

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Land Owner

Mj Legacy Holdings, Llc
52104 Ash Rd
Granger, IN 46530

Private Surveyor

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

Township: Cleveland

Location: NORTH SIDE OF CR 10, 600 FT. EAST OF ASH RD.

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

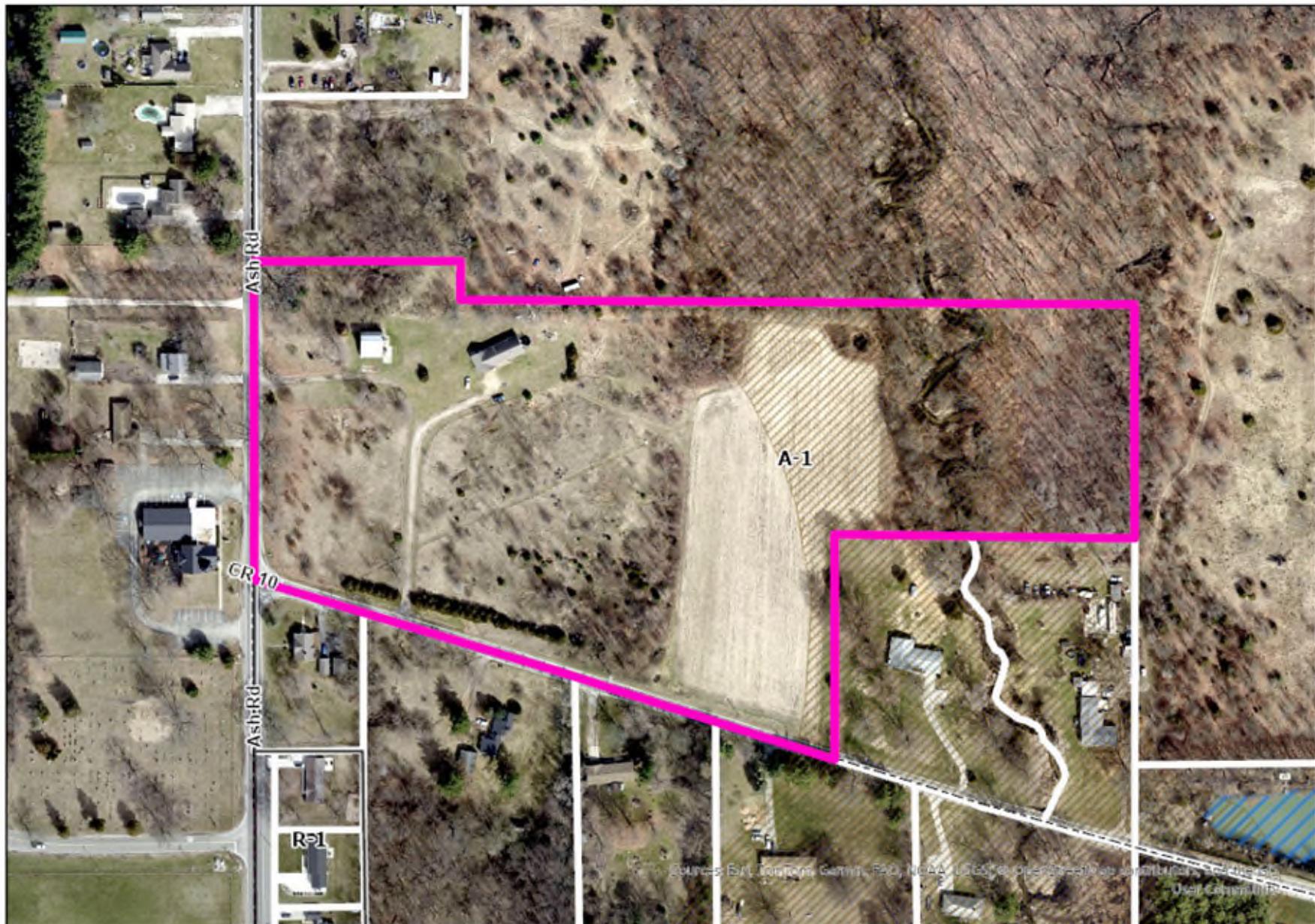
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0004-2026

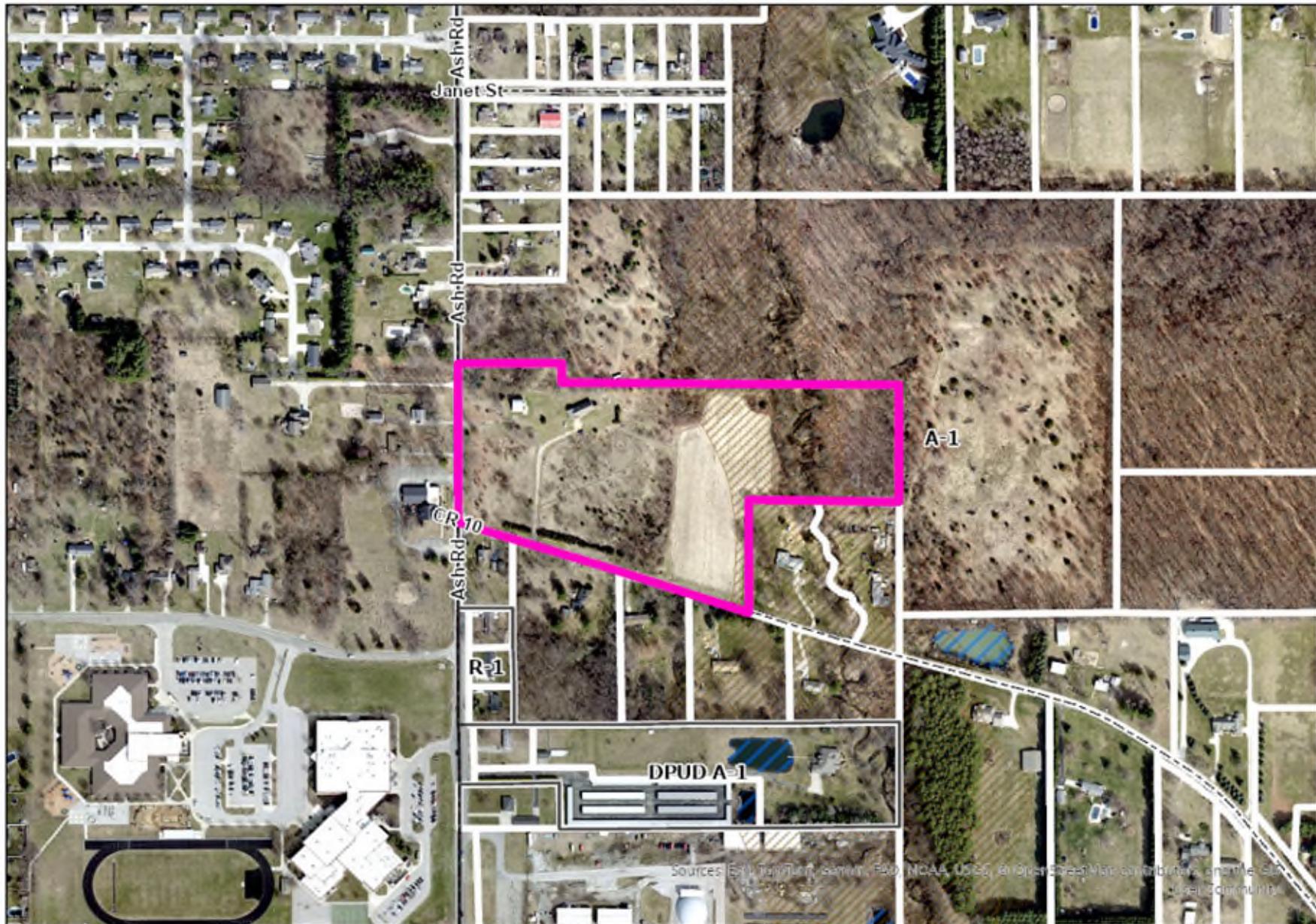


2025 Aerials

1 inch equals 200 ft

0 50 100 200
Feet
N

MI-0004-2026



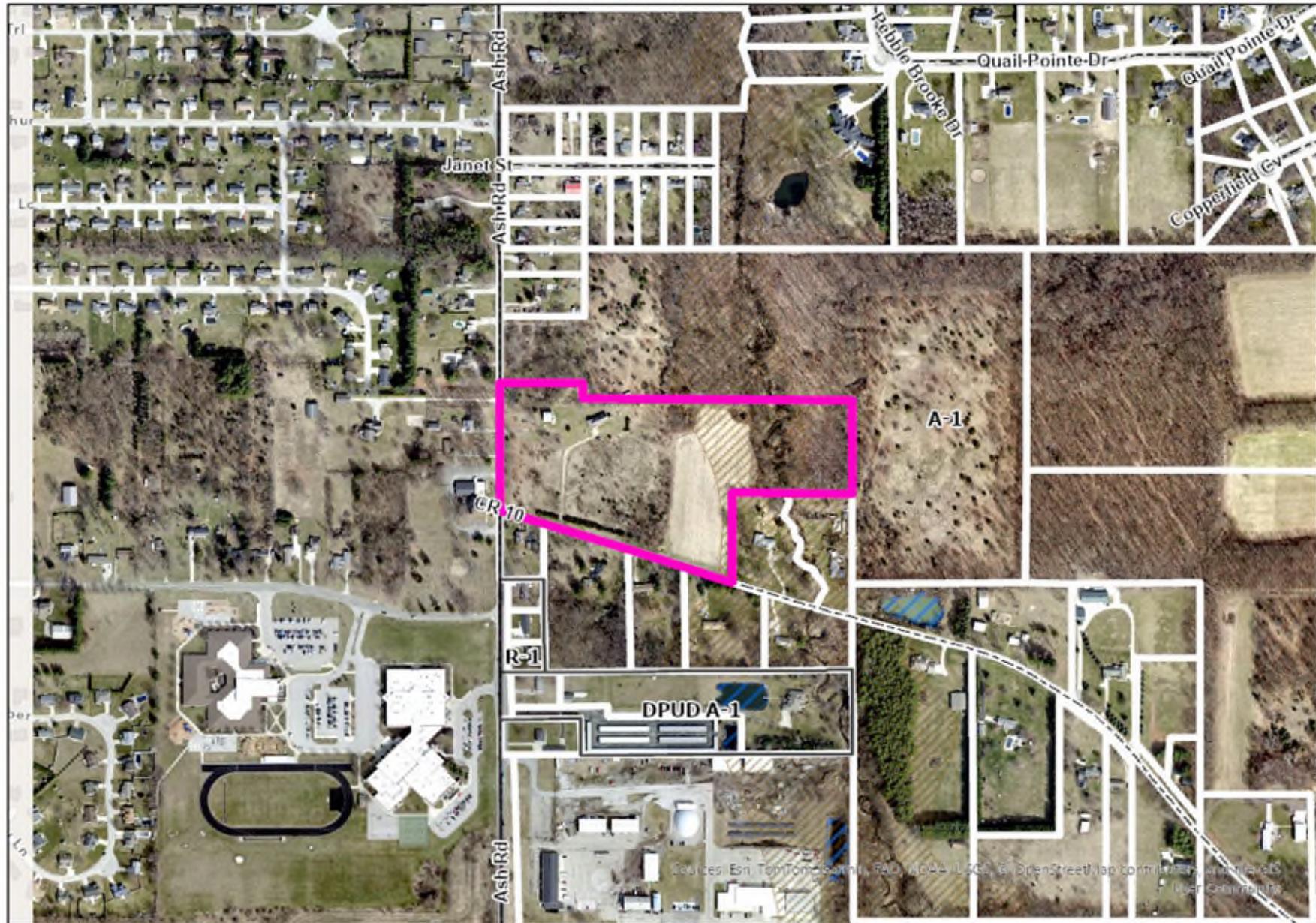
2025 Aerials

1 inch equals 400 ft

0 105 210 420
Feet



MI-0004-2026



2025 Aerials

1 inch equals 500 ft

0 135 270 540
Feet

N
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