

AGENDA

ELKHART COUNTY PLAN COMMISSION

January 8, 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 11th day of December 2025.

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

ELECTION OF OFFICERS

<u>DETAILED PLANNED UNIT DEVELOPMENT</u>	<u>9:30 A.M.</u>	(SNYDER)
A. Petitioner:	Jeffrey Martin	(page 7)
	represented by B. Doriot & Associates, Inc.	
Petition:	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 .	
Location:	south side of CR 34, 1,180 ft. east of CR 35, common address of 13770 CR 34, Goshen, IN 46528 in Clinton Township.	(DPUD-0752-2025)

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.*
- *Bristol TIF Expansion.*
- *Development Ordinance updates 2026.*

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: 1/1/26-12/31/29

Brian Dickerson – Appointed by Commissioners: term 1/1/22 – 12/31/25

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 11TH DAY OF DECEMBER 2025 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 Vice-Chairman, Roger Miller. 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, Steve Clark, Brad Rogers, Brian Dickerson, Dan Carlson, Roger Miller.

Absent: Lori Snyder.

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 11th day of September 2025 and the 13th day of November 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Barker*) 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. The application 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, for Aurora Capital Management LLC represented by Wightman Group, on property located on the north side of Dunny St., 450 ft. east of Stryker St., south of CR 6, common address of 25167 Dunny St. in Elkhart, IN 46514 Osolo Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0700-2025*.

Terry Lang, Wightman Group, 1402 Mishawaka Ave., South Bend, was present representing the petitioner. He explained that the petitioner used to be a resident of Elkhart County, and moved to Tennessee to help take care of family members. He stated that the petitioner wants to move back to the area. He explained that the petitioner will live in half of the duplex and rent the other half to a tenant. He stated that the property is large enough to comply with the necessary setbacks and also allows room for two septic systems, with the option for two additional replacement septic systems if needed. Mr. Lang noted that the petitioner had undergone foot surgery earlier in the week and was unable to attend the meeting.

Mrs. Richards stated the DPUD rezoning will go to the Commissioners next month as well. She presented a letter in remonstrance to this petition, on behalf of Darlene Underwood, 25220 Dunny Street, Elkhart [Attached to file as Staff Exhibit #1]. She stated Mr. Underwood is in remonstrance to this petition because of an area six mobile home property to the southwest that is in the City of Elkhart. Mrs. Underwood mentioned she believes that there will be an increase in traffic and extra safety concerns for children. Mrs. Richards noted that there is an attached signature sheet as well.

Drew Shellenbarger, 25175 Shawn Dr., Elkhart, was present in remonstrance to this petition. He stated he grew up in the area. He mentioned the area has changed a lot since the 90s. He expressed that he wants the area to remain a subdivision for single-family homes, not duplexes. He further stated they purchased their homes in this area for a reason, and now it is slowly turning into mixed residential zoning. He explained his fear that if this property gets rezoned, what is stopping the neighboring properties from becoming rezoned as well.

Darlene Underwood, 25220 Dunning St., Elkhart, was present in remonstrance to this petition. She explained to the board that she fought the annexation of her property with the City of Elkhart. She expressed that she wants to keep the neighborhood safe for the children. She further explained that she tried to prevent the trailer park from having access through their subdivision. She stated she would rather have been annexed into the city, with city utilities, than rezoned R-2.

William Conley, 52256 Ideal Beach Rd., Elkhart, was present in remonstrance to this petition. He explained that the aerial doesn't show that these streets are almost a single-lane road. He mentioned his concern that going from an R-1 to an R-2 will increase the density of the traffic. He stated that duplexes, typically involve renters, and with renters, crime tends to go up. He stated that before the trailer park was closed off from the subdivision, people were using the road as a drag strip.

Mr. Lang came back on to say that the owner will be the occupant of half of the duplex. He explained that she will be on-site to make sure that the property is being maintained. Mr. Lang stated that the integrity of the area will be maintained as a residential area, and that is why the owner is looking to live there as well. He also stated he has no control over future expansion, just what is happening with the current lot. Mr. Lang restated that this is not a rezoning for 200 homes going in, it is just one duplex. Mr. Miller asked the average number of people who will live in the duplex. Mr. Lang stated it is a two-bedroom duplex on each half. He expected no more than 3 to 4 people in the other half of the duplex. Mr. Dickerson asked if the purpose behind making this a duplex was for an investment. Mr. Lange stated said the petitioner does own property in the Elkhart area, and moving back into the area will allow her to manage her other properties in Elkhart County.

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

Mrs. Underwood asked the need to rezone from an R-1 to R-2. She stated she has no problem with the proposed duplex. She had a problem with a duplex being built in the R-1 zoning, and she responded no.

Mae Kratzer came on to clarify a duplex is not permitted in an R-1 zoning district. She explained the added benefit for the DPUD is to say this is an isolated R-2, and Staff is not trying to advocate for the entire neighborhood to become R-2 zoned.

Mr. Clark clarified with Mrs. Underwood did not have an issue with one duplex.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommends to the Board of County Commissioners that this request 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, be approved in accordance with the Staff Analysis.

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

Yes: Phil Barker, Steven Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Dan Carlson, Roger Miller.

5. The application 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 1ST AMENDMENT, for Devon R. & Mattie M. Miller represented by Wightman, on property located on the north side of CR 22, 2,380 ft. west of CR 37, common address of 13487 CR 22 in Middlebury Township, zoned A-1, DPUD M-2, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0511-2025*.

Terry Lang, Wightman Group, 1402 Mishawaka Ave., South Bend, was present representing the petitioner. He stated that all the issues have been addressed since Mr. Feeney had this case. He mentioned he has not received any comments from MS4 in regards to drainage concerns at this point. He went on to say that if there are any I's to dot or T's to cross, they will be worked through in the engineering phase. Mr. Lang stated the first step is to rezone this property.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) 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 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 M,-2 and for primary approval of a 1-lot minor subdivision to be known as D & M SALES 1ST AMENDMENT be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 6, No = 0, Abstain = 1).

Yes: Steven Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Dan Carlson, Roger Miller

Abstain: Philip Barker.

6. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil stated there were no Commissioner approvals for the month of November.

7. Mae Kratzer presented the Declaratory Resolution amending the Middlbury Downtown TIF. She stated they are looking to expand and add some Forest River property.

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

Motion: Action: Approve, **Moved by** Brian Dickerson, **Seconded by** Steve Warner that the Declaratory Resolution amending the Middlbury Downtown TIF be approved. The motion was carried with a unanimous vote.

8. Danny Dean presented a minor change for the Elkhart East Area B Phase III DPUD E-3, to add a 206 sq.ft. illuminated wall sign. He mentioned the Development Ordinance limit per wall sign in the E-3 zone is 32 sq.ft. He further stated they did not include any request to deviate in the original DPUD.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark, that the request be approved as a minor change. The motion was carried with a unanimous vote.

9. Mae Kratzer gives thanks to Dan Carlson for his time of service on the board in 2025.

10. A motion was made and seconded (*Rogers/Dickerson*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:08 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Roger Miller, Vice Chairman

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: DPUD-0752-2025.

Parcel Number(s): 20-12-16-100-003.000-007, 20-12-16-100-015.000-007, 20-12-16-100-027.000-007.

Existing Zoning: A-1.

Petition: 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.

Petitioner: Jeffrey Martin, represented by B. Doriot & Associates, Inc.

Location: South side of CR 34, 1,180 ft. east of CR 35, 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	A-1	Residential and Commercial
North	A-1	Agricultural
South	A-1	Agricultural
East	A-1	Residential and Commercial
West	A-1	Residential and Agricultural

Site Description: The subject property consists of three parcels totaling 3.2 acres. The 0.75-acre parcel has a 6,560 ft² commercial building and three accessory structures (290 ft², 264 ft², & 96 ft²). The 1-acre parcel has a 4,537 ft² house and three accessory structures (600 ft², 192 ft², & 144 ft²). The 1.45-acre parcel is currently vacant.

History and General Notes:

- **September 17, 1987** – The BZA approved a Special Use for a home workshop business for woodworking and an Appeal to allow for the total square footage of an accessory structure to exceed the total square footage of the primary structure (87-128-SU).
- **June 15, 1989** – The BZA approved a Special Use for a home workshop business for woodworking and cabinet construction (89-73-SU).
- **September 18, 1997** – The BZA approved a Special Use for a home workshop business for a woodworking shop (Specifications F - #45) for Dennis Yoder as owner/operator (973386).
- **July 20, 2017** – The BZA approved a Special Use for a home workshop/business for wholesale distribution of general merchandise for local country stores and a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure (SUP-0463-2017).
- The property has had different owners and configurations over the past 40 years.

Plan Commission Staff Report (Continued)

Hearing Date: January 8, 2026

Zoning District Purpose Statements: 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. 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 develop a two-lot mixed-use residential and commercial development thus separating the residential use from the commercial use.

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 plan states that Elkhart County will manage growth through orderly development. DPUDs permit mixed-use developments, which would ordinarily not be allowed in conventional zoning districts.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the property and existing buildings is what is expected in a large parcel residential and agricultural area. The subject property has a long history of mixed use of residential, manufacturing, and commercial.
3. The most desirable use of the subject property is residential, commercial, and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. There are other similar uses in the area and around the county.
5. The proposed rezoning promotes responsible growth and development. The DPUD limits the use and details contained in the petition, site plan / support drawing, and PUD ordinance.

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0752-2025

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (PUD) Transaction #: DPUD-0752-2025

Description: 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

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc.	Jeffrey Martin	B. Doriot & Associates, Inc.
P.O. Box 465	2606 Salem Drive	P.O. Box 465
New Paris, IN 46553	Goshen, IN 46526	New Paris, IN 46553

Site Address: 13752 County Road 34 Goshen, IN 46528	Parcel Number: 20-12-16-100-003.000-007 20-12-16-100-015.000-007 20-12-16-100-027.000-007
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Township: Clinton
Location: South Side Of County Road 34, 1340 Feet East Of County Road 35

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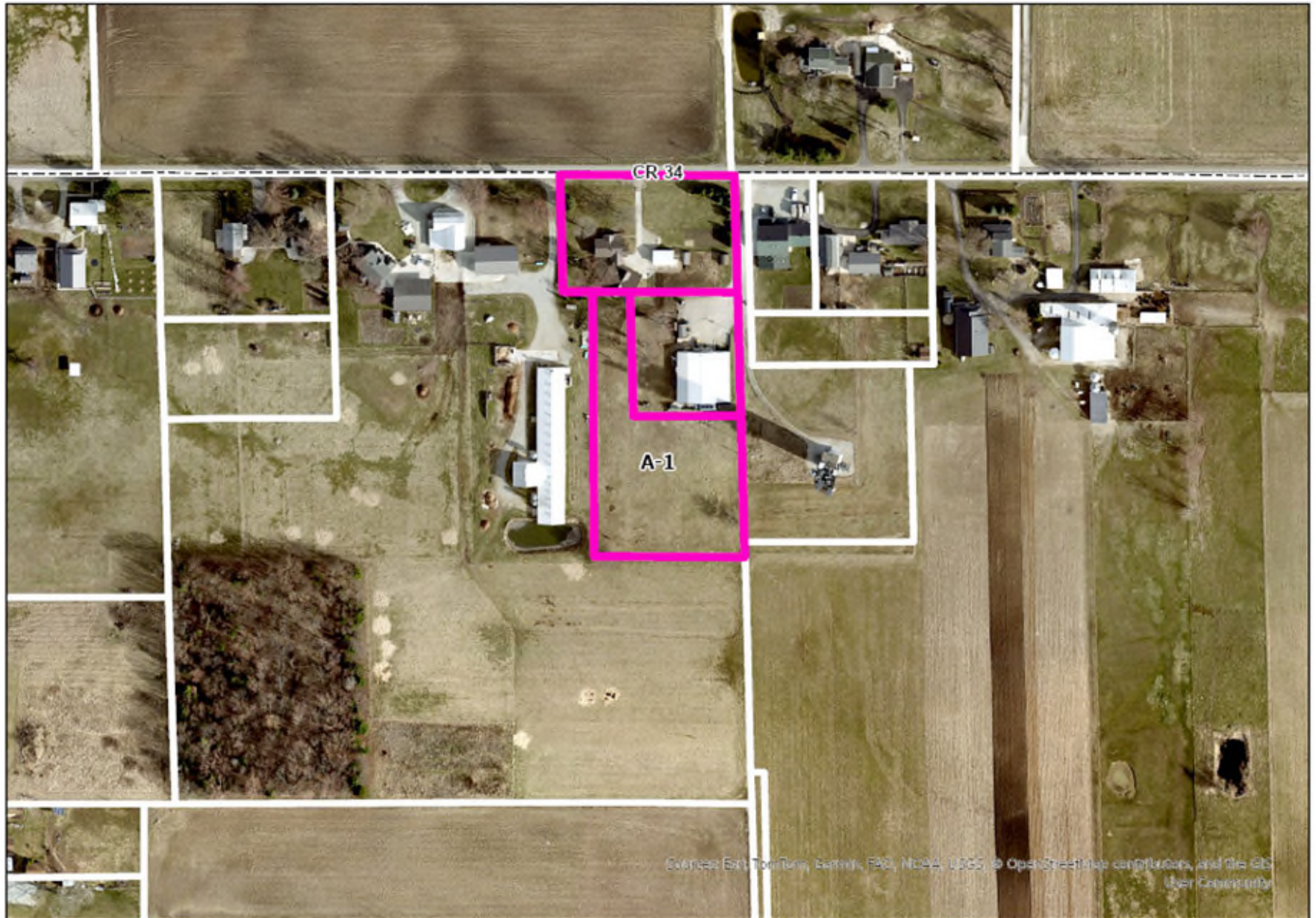
Present Use of Property:

Legal Description:

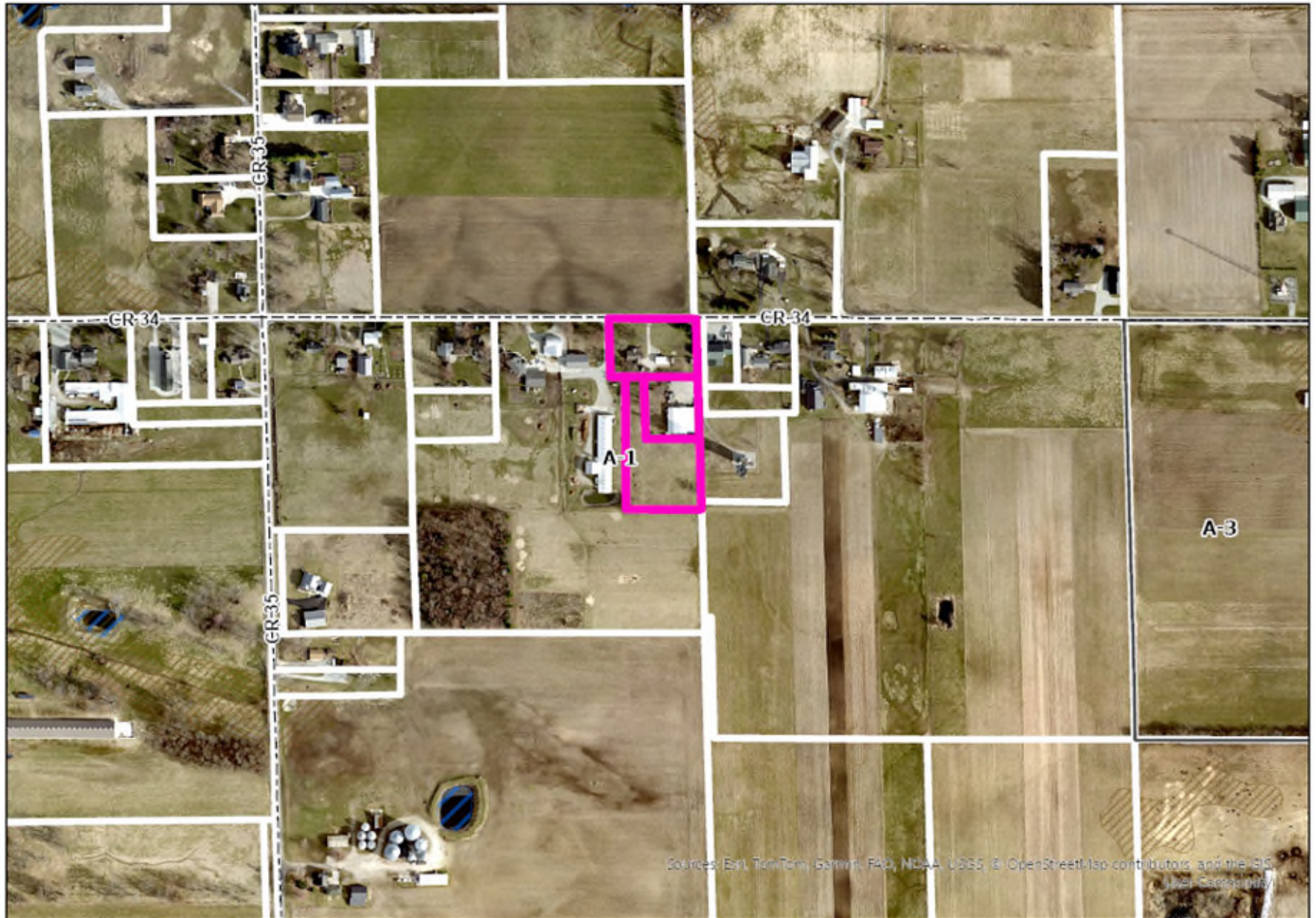
Comments: for a 75 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on lot 1

Applicant Signature:

Department Signature:



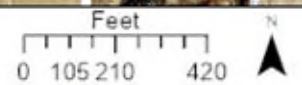
Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



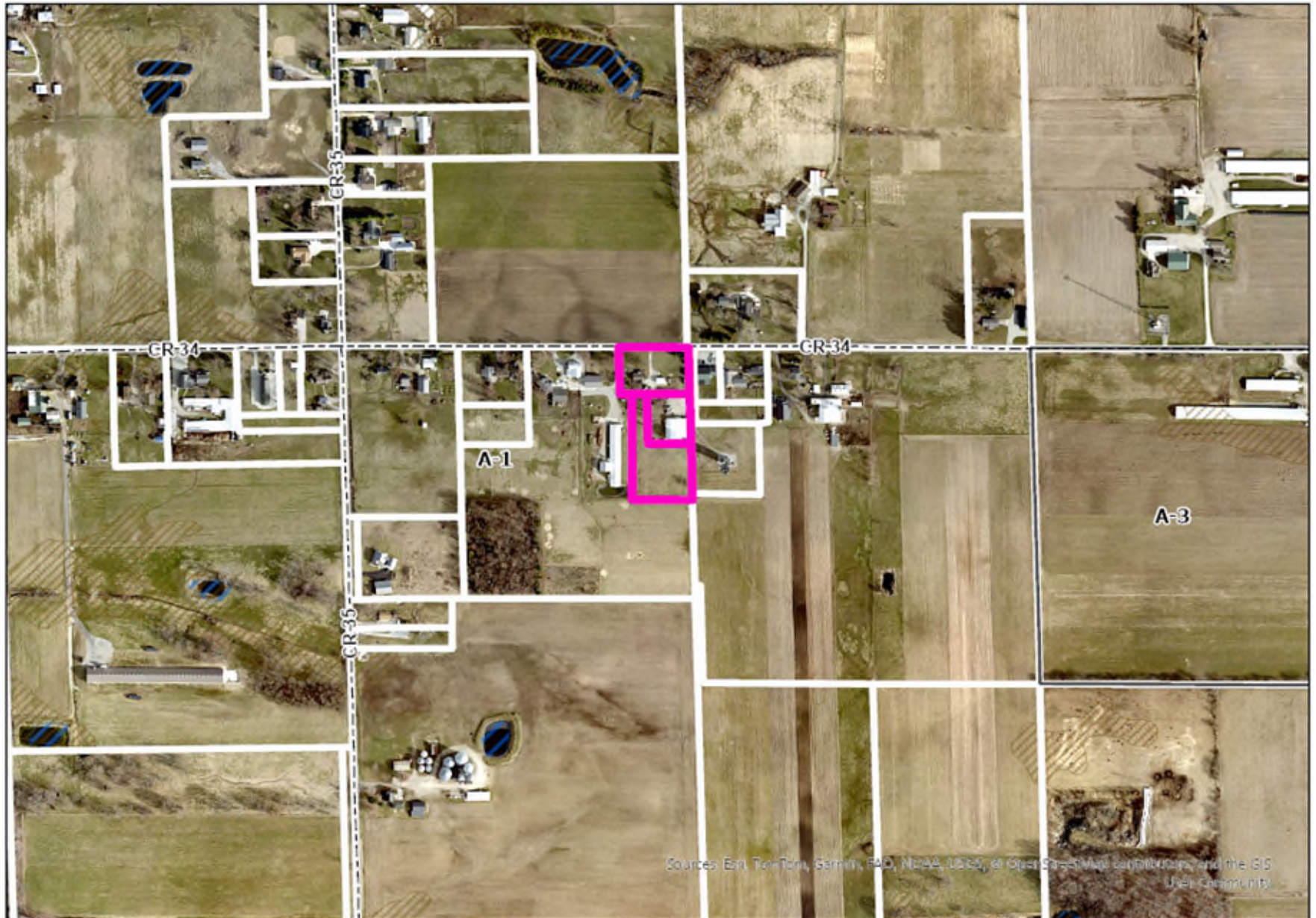
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 400 ft



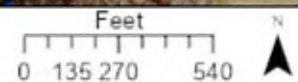
DPUD-0752-2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, et OpenStreetMap contributors, and the GIS User Community

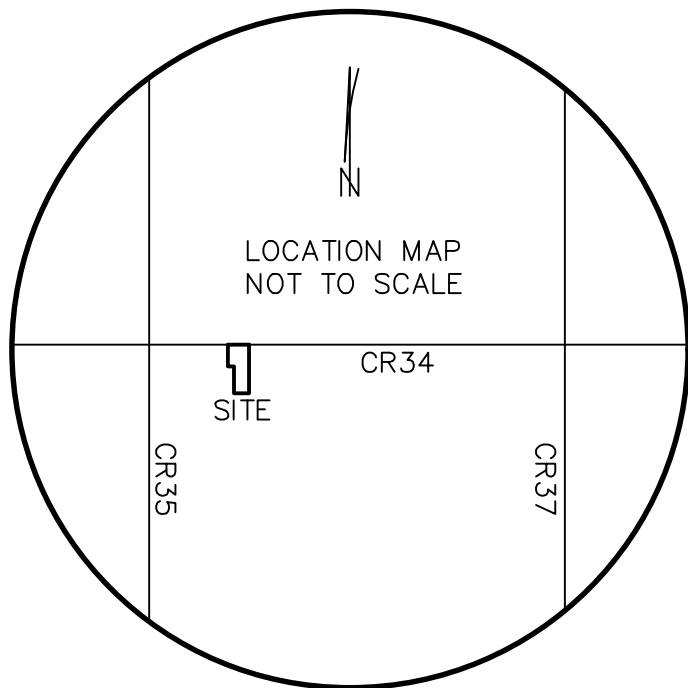
2025 Aerials

1 inch equals 500 ft

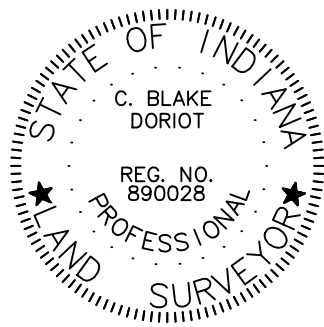
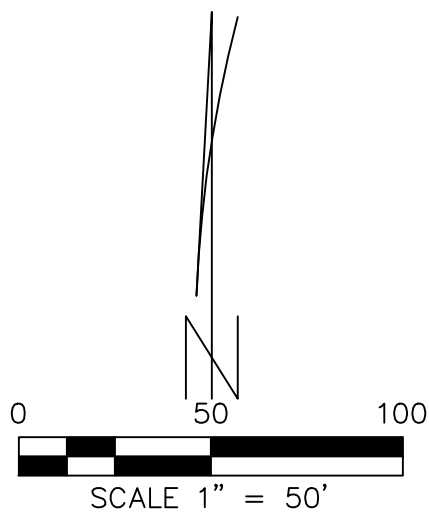


Harrison Monument
N/W Cor N/W 1/4

Harrison Monument
N/E Cor N/W 1/4



JEFFREY MARTIN DPUD A-1
A 2 Lot DPUD in the Northwest Quarter of Section 16,
Township 36 North, Range 7 East, 2nd Principal Meridian,
Clinton Township, Elkhart County, Indiana.



I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR. LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

B. DORIOT & ASSOCIATES, INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com

PAGE 1 OF 3	DRAWN BY:CEB	APPROVED BY: CBD
	FIELD CREW:CEB	PROJ. NO.2025-091
	DATE:11/28/2025	DWG.2025-091.DWG
	Owner:Martin, Jeffrey	

JEFFREY MARTIN DPUD A-1

A 2 Lot DPUD in the Northwest Quarter of Section 16,
Township 36 North, Range 7 East, 2nd Principal Meridian,
Clinton Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____

PLAT NOTES

LEGEND:

- Ⓐ - 75' Building Setback
- Ⓑ - 15' Building Setback
- Ⓒ - 10' Building Setback
- - Wood Fence Post
- × - 4' Farm Fence
- - Calculated Point
- - Iron Rebar
- ⌵ - Power Pole
- ⊕ - Soil Bore
- [1] - Existing Signage (see narrative for details)
- [2] - Outdoor Lighting (see narrative for details)

GENERAL:

- All irons set were #5 rebar capped (DORIOT 890028) and set flush, unless noted.
- Mag nails set with aluminum washer (DORIOT 890028) and set flush, unless noted.
- All corners and monuments that were found are flush and in good condition, unless noted.
- No information is intentionally left out, unless noted.
- All bearings are Indiana State Planes, unless noted.
- All distances and bearings on this plat are noted as follows:
M=Measured, R=Recorded, C=Calculated.
- Call 811 before digging.

- The Current land use is zone A-1.

- Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.

- Easement Unknown. Contact service provider before any construction.

- All proposed improvements, well locations, and septic designs shown are generic, and are for informational purposes only. The final plans, and locations, will be designed by others.

- Overhead and above-ground utility features are shown as observed. Underground features are shown as marked by 811, utility company representatives, per plans provided by client, and in conjunction with the few observed above-ground, related features. Underground features as shown may therefore be incomplete and are likely imprecisely shown in many cases.

DRAINAGE:

- Not in the 100 year flood zone (FEMA).
- Drainage pattern will remain unchanged.
- This development will have no effect on any regulated drain.
- No regulated drains within 1000'.
- Contours per Elkhart County GIS (1988 Datum with 2006 TOPO).

EASEMENTS:

- Utility Easement. This includes the installation and maintenance of all utilities.

HEALTH:

- No municipal services available within one mile.
- Site to be served by septic and well.
- Pump and Clean, as well as location information of existing Lot 1 septic will be provided ASAP.

HIGHWAY:

- Existing road shall be used.
- Existing drives shall be used.
- Sight distance for proposed/existing drive: 800'+ W, 800'+ E.
- 40' Dedicated Right-of-Way contains 0.25 Acres ±.
- Business drive must conform to Figure 6.

SOILS:

- Soils are mapped as follows: RopB, RoqC2
- Soil types taken from the Elkhart County GIS.
- Soil Scientist: Don Schnoebelen
- See soil borings for SHWT.
- Soil borings are completed as shown on Plat.

VARIANCES:

- Lot 2 has less than 100 feet of frontage.

DESCRIPTION

A part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East, Second Principal Meridian, Clinton Township, Elkhart County, Indiana, containing 3.34 acres, more or less, being the combination of parcels described in Document #2025-017513, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-091, all bearings based on Indiana State Planes East, completed on November 18, 2025, more particularly described as follows:

Commencing at a Harrison Monument marking the Northwest Corner of said Northwest Quarter;

thence South 89 degrees 50 minutes 38 seconds East, along the North Line of the Northwest Quarter, to a Calculated Point, a distance of 1059.64 feet, being the POINT OF BEGINNING of this description;

thence continuing along the last called bearing, to a Calculated Point, a distance of 268.00 feet;

thence South 01 degrees 34 minutes 49 seconds East, to a Wood Fence Post, a distance of 609.75 feet;

thence North 89 degrees 33 minutes 17 seconds West, to a Wood Fence Post, a distance of 206.22 feet;

thence North 00 degrees 09 seconds 47 seconds West, to a Wood Fence Post, a distance of 423.11 feet;

thence North 89 degrees 50 minutes 38 seconds West, to a Wood Fence Post, a distance of 47.27 feet;

thence North 01 degrees 34 minutes 49 seconds West, a distance of 185.29 feet, to the POINT OF BEGINNING;

subject to all easements, restrictions, drain tiles, public highways, and right-of-ways of record.

40' Dedicated Right of Way

A part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East, Second Principal Meridian, Clinton Township, Elkhart County, Indiana, containing 0.25 acres, more or less, being the combination of parcels described in Document #2025-017513, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-091, all bearings based on Indiana State Planes East, completed on November 18, 2025, more particularly described as follows:

40 feet, by parallel lines, off, and from, the North End of the following described parcel:

... SAME AS ABOVE ...

SURVEYOR'S REPORT

This survey was commissioned by the client for purposes of constructing a compliant subdivision.

General Information

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

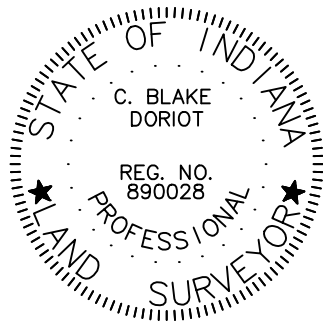
This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a(n) Rural Class Survey. (Urban surveys: 0.07 feet plus 50 parts per million, Suburban surveys: 0.13 feet plus 100 parts per million, Rural surveys: 0.26 feet plus 200 parts per million)

Reference Monuments

Section corner information is per the Elkhart County Surveyor's office records.



I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR. LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

B. DORIOT & ASSOCIATES INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com

PAGE 2 OF 3	DRAWN BY:CEB	APPROVED BY:CBD
	FIELD CREW:CEB	PROJ. NO.2025-091
	DATE:11/28/2025	DWG.2025-091.DWG
	Owner:Martin, Jeffrey	

PRO FORMA
C. BLAKE DORIOT, P.L.S. #890028

JEFFREY MARTIN DPUD A-1

A 2 Lot DPUD in the Northwest Quarter of Section 16,
Township 36 North, Range 7 East, 2nd Principal Meridian,
Clinton Township, Elkhart County, Indiana.

CERTIFICATE OF OWNERSHIP

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS, WE HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. AS OUR FREE AND VOLUNTARY ACT AND DEED'

JEFFREY MARTIN DPUD A-1

SIGNED _____

PRINTED Martin, Jeffrey

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY CAME
THE ABOVE SIGNED OWNER/S

Martin, Jeffrey

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

I, THE ABOVE DESCRIBED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED "JEFFREY MARTIN DPUD A-1". ALL STREETS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND AND THE PROPERTY LINES THERE SHALL BE ERECTED OR MAINTAINED, NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED TO THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCT LINES, WIRES AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREON RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED IN SAID EASEMENT, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE RESPONSIBILITY OF EACH LOT OWNER. AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT ANY SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT THE OWNERS EXPENSE.

IN THE EVENT OF THE OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR. APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COST OF REPAIRS TO THE LAST OWNER. ELKHART COUNTY, INDIANA IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIRS, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY, SHALL CONSTITUTE A LIEN UPON SAID REAL ESTATE OF THE LOT OWNER AND ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA IS FURTHER GRANTED THE RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

ADDITIONAL NOTES

NO OWNERS OF ANY LOT OR ANY OTHER PARCEL WITHIN THIS PLAT SHALL AT ANYTIME REMONSTRATE AGAINST OR ATTEMPT TO CAUSE THE CESSATION OF ANY FARMING OPERATION WITHIN THE IMMEDIATE VICINITY OF THE PLAT ON THE BASIS THAT SUCH FARMING OPERATION, WHETHER NOW EXISTING OR EXISTING IN THE NEAR FUTURE, INTERFERES WITH THE RESIDENTIAL USE OF THE LOT OR TRACT OWNED BY THE PERSON OR PERSONS REMONSTRATING. ANY PERSON ACCEPTING TITLE TO A LOT OR TRACT WITHIN THIS PLAT ACKNOWLEDGES THAT GENERAL AGRICULTURAL AREAS EXIST ADJACENT TO OR NEAR THIS PLAT AND THAT ACTIVITIES ON SUCH AGRICULTURAL AREAS MAY RESULT IN NORMAL FARM INTERFERENCE SUCH AS NOISE, ODOR, DUST, AGRICULTURAL IMPLEMENT TRAFFIC, UNUSUAL HOURS AND OTHER NORMALLY AGRICULTURAL USES.

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development Ordinance and the dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this ____ day of _____, 20__.

Elkhart County Plan Commission

By: _____
Mae Kratzer, Plan Director

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ OF 20__.

SIGNED: _____
Patricia A Pickens

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20__, AT

_____ AND RECORDED IN PLAT BOOK _____ AT PAGE NUMBERED _____.

FEE: \$ _____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

I, C. Blake Doriot, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

SURVEYOR CERTIFICATION

COUNTY of ELKHART)
STATE OF INDIANA)

I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS. THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

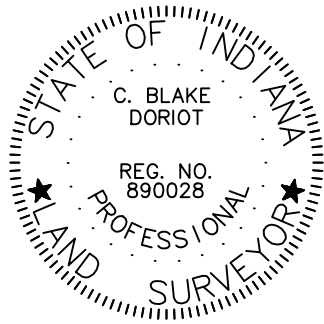
PRO FORMA

C. BLAKE DORIOT, P.L.S. #890028

DATED _____

B. DORIOT & ASSOCIATES INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com

PAGE 3 OF 3	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB	PROJ. NO. 2025-091
	DATE: 11/28/2025	DWG. 2025-091.DWG
	Owner: Martin, Jeffrey	



JEFFREY MARTIN DPUD A-1

Surveyor:

B Doriot & Associates Land Surveying
PO Box 465
New Paris, IN, 46553

Owner:

JEFFREY MARTIN
2606 SALEM DR
GOSHEN, IN 46526

Description:

A part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East, Second Principal Meridian, Clinton Township, Elkhart County, Indiana, containing 3.34 acres, more or less, being the combination of parcels described in Document #2025-017513, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-091, all bearings based on Indiana State Planes East, completed on November 18, 2025, more particularly described as follows:

Commencing at a Harrison Monument marking the Northwest Corner of said Northwest Quarter;

thence South 89 degrees 50 minutes 38 seconds East, along the North Line of the Northwest Quarter, to a Calculated Point, a distance of 1059.64 feet, being the POINT OF BEGINNING of this description;

thence continuing along the last called bearing, to a Calculated Point, a distance of 268.00 feet;

thence South 01 degrees 34 minutes 49 seconds East, to a Wood Fence Post, a distance of 609.75 feet;

thence North 89 degrees 33 minutes 17 seconds West, to a Wood Fence Post, a distance of 206.22 feet;

thence North 00 degrees 09 seconds 47 seconds West, to a Wood Fence Post, a distance of 423.11 feet;

thence North 89 degrees 50 minutes 38 seconds West, to a Wood Fence Post, a distance of 47.27 feet;

thence North 01 degrees 34 minutes 49 seconds West, a distance of 185.29 feet, to the POINT OF BEGINNING;

subject to all easements, restrictions, drain tiles, public highways, and right-of-ways of record.

1. Development project Overview

The purpose of this DPUD is to ensure compliance with the existing use of this property.

Lot 2 has an existing business, which the owner is separating from the existing home site on Lot 1.

The business on Lot 2 rents the facility.

This development will maintain the existing use of the area.

Land Use

Lot 1

Existing Developed – 7563 ft², 8%

Open area – 88034 ft², 92%

Lot 2

Existing Building – 6789 ft², 18%

Existing parking/drive – 8546 ft², 22%

Open area – 39072 ft², 60%

Total:

Existing improvements – 22898 ft², 17%

Open area – 253894 ft², 83%

2. Development Project Details

There is an existing business on Lot 2, and existing home on Lot 1.

Both Lots, will access by existing drives to County Road 34.

The business will be open on weekdays, approximately 7 am to 4:30 pm.

The business currently staffs between 5 and 10 employees.

15 to 20 passenger vehicles per day, and 1 heavy truck per week.

The parking area is surfaced as gravel.

Existing sign of approximately 1*3 feet at the roadside (shown in included photographs).

No outdoor storage, or display.

No outdoor lighting. Potential for outdoor security lighting affixed to building.

3. Deviations from the Zoning Ordinance Standards

Lot 2 has less than 100 feet of frontage.

4. Water & Sanitary Systems

Each Lot will be served by it's own well and sanitary system, outside of the Right of Way.

5. Soils

Soils are mapped: RopB, and RoqC2.

See soil borings for SHWT.

6. Traffic

The development will have not impact on existing traffic.

Sight distance for proposed/existing drive: 800'± W to intersection, 800'+ E.

TIVE attached.

7. Stormwater

Less than 1 acre is/will be disturbed.

TO: Plan Commission

FROM: H. Jason Auvil, Planning Manager & Zoning Administrator

SUB: Approvals of Plan Commission Recommendations

The following petition was **APPROVED** at the December 15, 2025, Elkhart County Commissioners' meeting:

- Petitioner: Warner Farms, represented by Innovative Communities, Inc, & Land & Boundary, LLC.
Petition: for secondary approval of a 6-lot major subdivision to be known as **ROCK POINTE SECOND**. (MA-0635-2025)
Location: east side of CR 29, 2,140 ft. north of CR 34, in Elkhart Township.
Plat Committee Vote: Yes: 4; No: 0; Absent: 0; Abstain: 1
Remonstrators Present: None
Development Issues: The developer will be working with the county to address any drainage issues on the property.

The following petition was **TABLED** at the December 18, 2025, Bristol Town Council meeting:

- 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

RESOLUTION NO. 2026-____

A RESOLUTION OF THE ELKHART COUNTY PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED STATE ROAD 15 ECONOMIC DEVELOPMENT AREA CONFORMS TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF BRISTOL, INDIANA AND APPROVING THE AMENDING DECLARATORY RESOLUTION

WHEREAS, the Elkhart County Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the Town of Bristol, Indiana (the “Town”);

WHEREAS, the Bristol Redevelopment Commission (the “Redevelopment Commission”) previously adopted, confirmed and amended resolutions establishing separate economic development areas, and subsequently consolidating such areas into the Consolidated State Road 15 Economic Development Area (the “Consolidated State Road 15 EDA”), and approving an economic development plan for the Consolidated State Road 15 EDA, as amended (the “Consolidated Plan”) pursuant to the Act;

WHEREAS, on December 18, 2025, the Redevelopment Commission adopted Resolution No. R3-6-2025-7 (the “Amending Declaratory Resolution”) to (i) expand the boundaries of the Consolidated State Road 15 EDA to include certain additional territory as identified on Exhibit A attached to the Amending Declaratory Resolution to be known as the Expansion Area No. 4 (the “Expansion Area No. 4”); (ii) designate the Expansion Area No. 4 as an allocation area for economic development purposes, to be known as the “Raber Allocation Area” pursuant to and in accordance with Indiana Code 36-7-14-39 (the “Raber Allocation Area”) for the purpose of capturing all incremental property tax revenues generated in the Raber Allocation Area in excess of the assessed valuation described in Indiana Code 36-7-14-39(b)(1), and (iii) make certain amendments to the Consolidated Plan as described in Exhibit B to the Amending Declaratory Resolution (clauses (i), (ii), and (iii) collectively, the “2025 Amendments”);

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution and the 2025 Amendments to the Plan Commission for approval as required under the Act, which Amending Declaratory Resolution and 2025 Amendments are attached hereto as Exhibit A and made a part hereof;

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2025 Amendments and determined that the Amending Declaratory Resolution and the 2025 Amendments conform to the plan of development for the Town, and now desires to approve the Amending Declaratory Resolution and the 2025 Amendments.

NOW, THEREFORE, BE IT ORDERED BY THE ELKHART COUNTY PLAN COMMISSION, THAT:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2025 Amendments conform, in all respects, to the plan of development for the Town.

2. The Amending Declaratory Resolution and the 2025 Amendments are hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2025 Amendments pursuant to Section 16 of the Act.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution with the minutes of this meeting.

4. This Resolution shall be in full force and effect after its adoption by the Plan Commission.

* * * * *

PASSED THIS 8TH DAY OF JANUARY, 2026 BY THE ELKHART COUNTY PLAN
COMMISSION, ELKHART COUNTY, INDIANA.

Chairman,
Elkhart County Plan Commission

ATTEST:

Secretary,
Elkhart County Plan Commission

KD_16917042_1.docx

EXHIBIT A

RESOLUTION NO. 12-18-2025-23

A RESOLUTION OF THE TOWN OF BRISTOL REDEVELOPMENT
COMMISSION AMENDING THE DECLARATORY RESOLUTION
AND ECONOMIC DEVELOPMENT PLAN FOR THE
CONSOLIDATED STATE ROAD 15 ECONOMIC DEVELOPMENT
AREA

(See Attached)

RESOLUTION NO. 12-18-2025-23

A RESOLUTION OF THE TOWN OF BRISTOL REDEVELOPMENT
COMMISSION AMENDING THE DECLARATORY RESOLUTION
AND ECONOMIC DEVELOPMENT PLAN FOR THE
CONSOLIDATED STATE ROAD 15 ECONOMIC DEVELOPMENT
AREA

WHEREAS, the Redevelopment Commission ("Commission") of the Town of Bristol, Indiana ("Town") serves as the governing body of the Town's Redevelopment District ("District") under Indiana Code 36-7-14, as amended, (collectively, the "Act");

WHEREAS, on March 18, 2008, the Commission adopted Resolution No. 3-18-08 (the "Original South State Road 15 Declaratory Resolution"), as confirmed by Resolution No. 5-13-08 following a public hearing, to establish an economic development area known as the South State Road 15 Economic Development Area (the "South State Road 15 EDA");

WHEREAS, the Original South State Road 15 Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the South State Road 15 EDA as required by Section 41 of the Act, (ii) approved an economic development plan for the South State Road 15 EDA (the "South State Road 15 Development Plan"), (iii) found that the South State Road 15 Development Plan conforms to other development and redevelopment plans for the Town, and (iv) designated the entire South State Road 15 EDA as an allocation area in accordance with Section 39 of the Act (the "South State Road 15 Allocation Area");

WHEREAS, on August 31, 2021, the Commission adopted Resolution No. R8-31-21 (the "2021 Declaratory Resolution"), as confirmed by Resolution No. R9-23-21B following a public hearing, to amend the Original South State Road 15 Declaratory Resolution and South State Road 15 Development Plan to: (i) expand the boundaries of the South State Road 15 EDA (the "Expansion Area No. 1"), (ii) designate the Expansion Area No. 1 as an allocation area to be known as the Seahawk Allocation Area (the "Seahawk Allocation Area") in accordance with Section 39 of the Act, (iii) remove certain territory from the South State Road 15 Allocation Area and include such area in the Seahawk Allocation Area, (iv) designate a certain taxpayer, known as MJB Wood Group, LLC, for the purposes of capturing personal property taxes pursuant to Section 39.3 of the Act, and (v) make certain amendments to the South State Road 15 Development Plan;

WHEREAS, on June 16, 2022, the Commission adopted Resolution No. R6-16-22 (the "2022A Declaratory Resolution"), as modified and confirmed by Resolution No. R8-18-22A following a public hearing, to amend the Original South State Road 15 Declaratory Resolution, as previously amended by the 2021 Declaratory Resolution to: (i) expand the boundaries of the South State Road 15 EDA (the "Expansion Area No. 2"); (ii) designate the Expansion Area No. 2 as an allocation area to be known as the Valmont Newmark/Thor Industries Allocation Area (the "Valmont Newmark/Thor Industries Allocation Area") in accordance with Section 39 of the Act, (iii) consolidate the South State Road 15 EDA, as expanded, and the North State Road 15 EDA (as defined in the 2022A Declaratory Resolution) into a single consolidated economic development area to be referred to as the Consolidated State Road 15 Economic Development Area (the "Consolidated State Road 15 EDA"); and (iv) amend and combine the South State Road

15 Development Plan and the North State Road 15 Development Plan (as defined in the 2022A Declaratory Resolution) to create the Economic Development Plan for the Consolidated State Road 15 EDA as attached to the 2022A Declaratory Resolution as Exhibit B (the “2022 Consolidated Plan”);

WHEREAS, on October 6, 2022, the Commission adopted Resolution No. R10-6-22 (the “2022B Declaratory Resolution”), as confirmed by Resolution No. R12-1-22 following a public hearing, to amend the Original South State Road 15 Declaratory Resolution, as previously amended by the 2021 Declaratory Resolution and 2022A Declaratory Resolution, to: (i) remove certain parcels as described therein from the South State Road 15 Allocation Area; and (ii) designate such parcels as a separate allocation area for economic development purposes, to be known as the “Rail Park Allocation Area” pursuant to and in accordance with Section 39 of the Act (the “Rail Park Allocation Area”) for the purpose of capturing all incremental property tax revenues generated in the Rail Park Allocation Area in excess of the assessed valuation described in Section 39(b)(1) of the Act, which Rail Park Allocation Area is located in the Consolidated State Road 15 EDA and subject to the 2022 Consolidated Plan;

WHEREAS, on March 2, 2023, the Commission adopted Resolution No. R3-2-2023-5 (the “2023A Declaratory Resolution”), as confirmed by Resolution No. 4-6-2023-9 following a public hearing, to amend the 2022 Consolidated Plan by adopting a supplemental to the 2022 Consolidated Plan (the “2023A Plan Supplement”);

WHEREAS, on October 19, 2023, the Commission adopted Resolution No. 10-19-2023-22 (the “2023B Declaratory Resolution”), as confirmed by Resolution No. 12-21-2023-28 following a public hearing, to amend the 2022 Consolidated Plan by adopting a supplemental to the 2022 Consolidated Plan (the “2023B Plan Supplement”);

WHEREAS, on September 5, 2024, the Commission adopted Resolution No. 9-5-2024-6 (the “2024A Declaratory Resolution”), as confirmed by Resolution No. 10-17-2024-10 following a public hearing, to: (i) expand the boundaries of the Consolidated State Road 15 EDA (“Expansion Area No. 3”), (ii) designate Expansion Area No. 3 as an allocation area for economic development purposes to be known as the “AWT Allocation Area” (the “AWT Allocation Area”) in accordance with Section 39 of the Act for the purpose of capturing all incremental property tax revenues generated in the AWT Allocation Area in excess of the assessed valuation described in Section 39(b)(1) of the Act, and (iii) make certain amendments to the 2022 Consolidated Plan by adopting a supplemental to the 2022 Consolidated Plan (the “2024A Plan Supplement”);

WHEREAS, on December 19, 2024, the Commission adopted Resolution No. 12-19-2024-14 (the “2024B Declaratory Resolution”), as confirmed by Resolution No. 2-6-2025-4 following a public hearing, to amend the 2022 Consolidated Plan by adopting a supplemental to the 2022 Consolidated Plan (the “2024B Plan Supplement”);

WHEREAS, on March 6, 2025, the Commission adopted Resolution No. R3-6-2025-7 (the “2025 Declaratory Resolution”), as confirmed by Resolution No. R5-1-2025-10 following a public hearing, to amend the 2022 Consolidated Plan by adopting a supplemental to the 2022 Consolidated Plan (the “2025A Plan Supplement”, and together with the 2022 Consolidated Plan,

the 2023A Plan Supplement, the 2023B Plan Supplement, the 2024A Plan Supplement, and the 2024B Plan Supplement, the “Consolidated Plan”);

WHEREAS, the Original South State Road 15 Declaratory Resolution, as amended as set forth above, is collectively referred to as the “Original Area Resolution”;

WHEREAS, the Commission now desires to amend the Original Area Resolution and Consolidated Plan to: (i) expand the boundaries of the Consolidated State Road 15 EDA to include certain additional territory as identified on Exhibit A attached hereto known as the Expansion Area No. 4 (the “Expansion Area No. 4”); (ii) designate the Expansion Area No. 4 as an allocation area for economic development purposes, to be known as the “Raber Allocation Area” pursuant to and in accordance with Indiana Code 36-7-14-39 (the “Raber Allocation Area”) for the purpose of capturing all incremental property tax revenues generated in the Raber Allocation Area in excess of the assessed valuation described in Indiana Code 36-7-14-39(b)(1) (the “Tax Increment”), and (iii) make certain amendments to the Consolidated Plan as described in Exhibit B (the “2025 Plan Supplement”) (clauses (i), (ii), and (iii) collectively, the “2025 Amendments”);

WHEREAS, the Commission has caused to be prepared:

- (1) Maps and plats showing:
 - (A) the boundaries of the Expansion Area No. 4;
 - (B) the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of Expansion Area No. 4, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the Expansion Area No. 4; and
 - (C) the parts of the Expansion Area No. 4 acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Consolidated Plan, as amended by the 2025 Plan Supplement.
- (2) A list of the parcels of property located in the Expansion Area No. 4, and the owners thereof; and
- (3) An estimate of the cost, if any, to be incurred for the acquisition and redevelopment of property.

WHEREAS, Section 15 of the Act authorizes the Commission to amend the Original Area Resolution and the Consolidated Plan, after conducting a public hearing, if it finds that:

- (1) The amendment is reasonable and appropriate when considered in relation to the Original Area Resolution, the Consolidated Plan and the purposes of the Act; and
- (2) The Original Area Resolution and the Consolidated Plan, with the proposed amendment, confirm to the comprehensive plan for the Town;

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting;

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act;

WHEREAS, the Commission deems it advisable to apply the provisions of Sections 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE BRISTOL REDEVELOPMENT COMMISSION THAT:

1. The 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the Town, attract a major new business enterprise to the Town, retain or expand a significant business enterprise existing in the boundaries of the Town, or meets other purposes of Sections 2.5, 41 and 43 of the Act.

2. The 2025 Plan Supplement for the Expansion Area No. 4 cannot be achieved by regulatory process or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. The Commission hereby finds that it will be of public utility and benefit to amend the Original Area Resolution and the Consolidated Plan as provided in the 2025 Amendments.

5. The Commission now finds and determines that the 2025 Amendments are reasonable and appropriate when considered in relation to the Original Area Resolution and the Consolidated Plan and the purposes of the Act.

6. The Commission finds that the Original Area Resolution and the Consolidated Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the Town.

7. In all other respects, the Original Area Resolution, the Consolidated Plan, and actions of the Commission consistent with this Resolution are hereby ratified and confirmed.

8. The Commission does not now propose to acquire any specific parcel of land or interests in land within the boundaries of the Expansion Area No. 4. If at any time the Commission proposes to acquire specific parcels of land, it will amend the Consolidated Plan prior to such acquisition in accordance with the Act.

9. The Commission finds that no residents of the Expansion Area No. 4 will be displaced by the project resulting from the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

10. The 2025 Amendments are hereby, in all respects, approved.

11. This paragraph shall be considered the allocation provision for the purposes of Section 39 of the Act. The parcels described in Exhibit A are hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as "Raber Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by Section 39. Any taxes imposed under Indiana Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Raber Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 39 of the Act, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for the allocation area hereby designated as "Raber Allocation Fund" and may be used by the District to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. The Raber Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15th of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

12. The Commission hereby finds that the adoption of the foregoing allocation provision will result in new property taxes in the Raber Allocation Area that would not have been generated but for the adoption of the foregoing allocation provision. In making this determination, the Commission finds that the capture of incremental property taxes collected in the Raber Allocation Area and deposited into the Raber Allocation Fund is necessary to finance and support the projects and public improvements described in, and contemplated by, the Consolidated Plan, which projects and public improvements are integral to and will support the overall development and redevelopment of the Consolidated State Road 15 EDA. The Commission further finds that the findings of facts specifically set forth in the 2025 Plan Supplement, which is attached hereto and incorporated herein by reference, constitute additional findings of fact upon which the Commission has relied in adopting the foregoing allocation provision.

13. The base assessment date for the Raber Allocation Area is January 1, 2026.

14. The allocation provisions herein relating to the Raber Allocation Area shall expire on the date which is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from Tax Increment revenues derived from the Raber Allocation Area.

15. The Commission directs the presiding officer to notify the Indiana Department of Local Government Finance and Elkhart County Auditor of the designation of the Raber Allocation Area.

16. The presiding officer of the Commission is hereby authorized and directed to submit this Resolution to the Elkhart County Plan Commission (the "Plan Commission") and the Town Council as provided in the Act, and if approved by the Plan Commission and the Town Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The Commission also directs the presiding officer to publish notice of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, board of zoning appeals, works board, park board, building commissioner and any other departments, agencies or officers of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed projects and will determine the public utility and benefit of the proposed projects. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Raber Allocation Area and to affected neighborhood associations and the owners of the Expansion Area No. 4.

18. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Raber Allocation Area, including the following:

a. The estimated economic benefit and costs incurred by the Raber Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Raber Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing described in Section 16 of this Resolution.

19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.


20. The officers and representatives of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

21. This Resolution shall take effect immediately upon its adoption by the Commission.

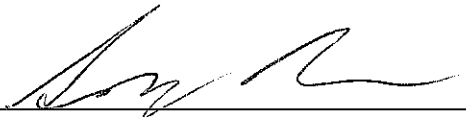
* * * * *

Adopted this 18th day of December, 2025.

BRISTOL REDEVELOPMENT
COMMISSION

By: 
Greg Tuholski, President
Doug DeSmith

ATTEST:


Doug DeSmith, Secretary
Gregg Tuholski

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EXHIBIT A

The parcel listed below shall be added to the Consolidated State Road 15 Economic Development Area and part of the Raber Allocation Area:

County Parcel Number

State Parcel Number:

Owner:

03-28-401-011-031

20-03-28-401-011.000-031

Town of Bristol, Indiana

Map of Raber Allocation Area:

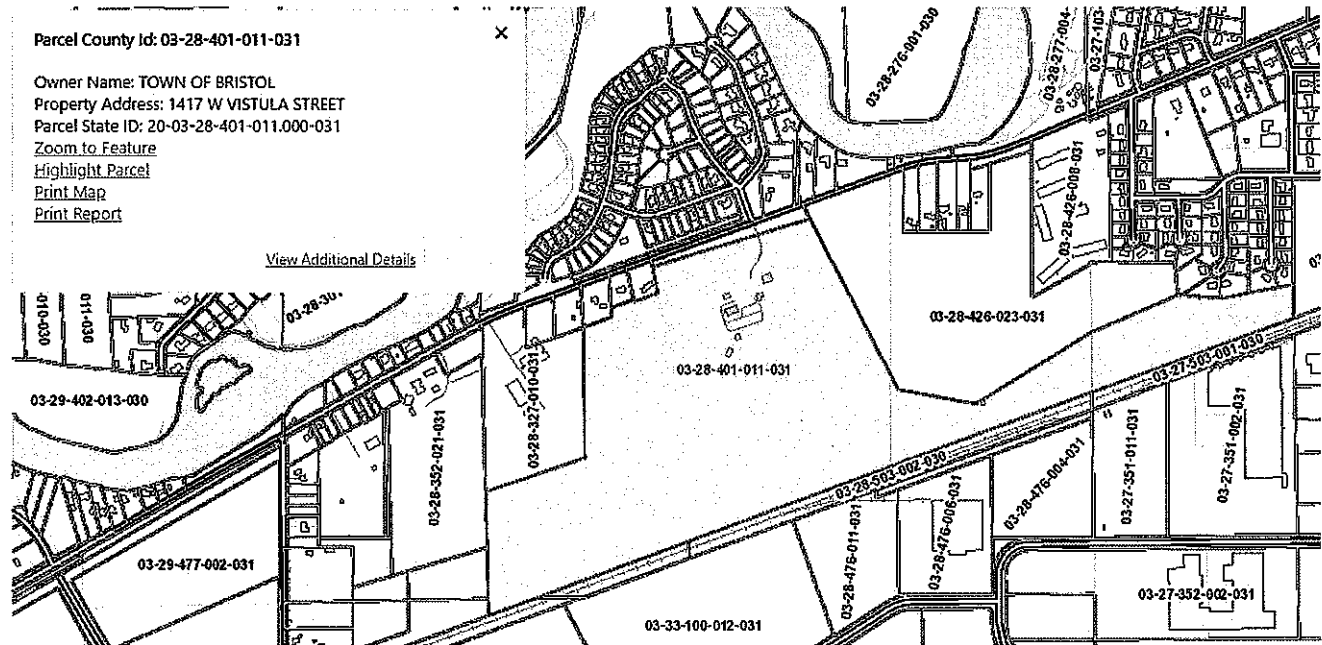


EXHIBIT B

2025 Plan Supplement

1. The Consolidated Plan is hereby amended to revise the “**Description of the Economic Development Area**” section as follows:

The Consolidated Area is located in Washington Township in the Town, more particularly described as follows and as shown on the map attached as Exhibit A to the Declaratory Resolution No. 12-18-2025-23.

All real estate located in the Town’s corporate limits as the corporate limits will exist on December 18, 2025, and which real estate is located (generally) (1) north of the Norfolk & Southern Railroad tracks in the Town, east of State Road 15, including the right-of-way under and on both sides of the paved portion of State Road 15 in the Town, and (2) south of the Norfolk & Southern Railroad tracks in the Town, but including also all of that property north of said railroad tracks which is part of Earthway Rail Park.

Findings of Fact

1. *Expansion Area No. 4 is currently tax-exempt and generates no assessed value for the overlapping taxing units.*

Expansion Area No. 4 is currently owned by the Town and assessed as tax-exempt municipal property. As a result, the overlapping taxing units presently receive no property tax revenue from Expansion Area No. 4. Absent a transfer to private ownership, Expansion Area No. 4 will remain tax-exempt, and overlapping taxing units will continue to receive no property tax revenue from the property.

The Town has determined that Expansion Area No. 4 requires substantial capital investment to address deficiencies in existing golf course improvements, including improvements to the clubhouse, irrigation system, public restrooms, and turf. The Town has further determined that it lacks the financial capacity to complete these improvements using available public funds and has therefore sought private investment to preserve and improve the golf course as a public-access recreational amenity.

Based on development responses provided to the Town, the Town has determined that private redevelopment of Expansion Area No. 4 is not financially feasible without municipal participation. As part of that participation, the Town has agreed to convey Expansion Area No. 4 to a private, for-profit entity at a price below the appraised fair market value in order to induce the redevelopment.

The Town has determined that establishment of the Raber Allocation Area is necessary to support this transaction and the associated redevelopment by enabling the Town to finance public purposes associated with the redevelopment and to induce private investment in Expansion Area

No. 4. The Town has further determined that the sale and redevelopment of Expansion Area No. 4 would not occur in the absence of the establishment of the Raber Allocation Area.

Accordingly, because the sale, redevelopment, and resulting conversion of Expansion Area No. 4 from tax-exempt municipal property to taxable private property are conditioned upon and enabled by the adoption of the allocation provision, the Commission finds that all incremental assessed value generated within the Raber Allocation Area would not be generated but for the adoption of the allocation provision.

Following the transfer, Expansion Area No. 4 will become taxable private property and will generate new taxable assessed value where none currently exists. Upon expiration or termination of the Raber Allocation Area, the entire improved assessed value will be returned to the tax base for the benefit of the overlapping taxing units. The Commission therefore finds that establishment of the Raber Allocation Area will generate long-term fiscal benefits and will not reduce any revenues currently received by overlapping taxing units.

2. Planned capital improvements will increase assessed value beyond the initial post-transfer assessment.

The developer has committed to completing substantial capital improvements to Expansion Area No. 4, including renovations to the clubhouse and golf course improvements, with total private investment estimated at approximately \$5,992,000. These improvements constitute real-property improvements that will increase the assessed value of Expansion Area No. 4 under Indiana property tax law.

The Commission finds that these improvements would not occur absent the transfer of Expansion Area No. 4 to private ownership and the Town's actions to facilitate redevelopment through establishment of the Raber Allocation Area. Accordingly, the additional assessed value resulting from these capital improvements constitutes new assessed value that would not be generated but for the adoption of the allocation provision.