AGENDA

ELKHART COUNTY PLAN COMMISSION

June 11, 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 14th day of May 2026.

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

DETAILED PLANNED UNIT DEVEOPMENT AMENDMENT **9:30 A.M.** **(WARNER)**

A. Petitioner: 58225 Holding LLC **(page 1)**
represented by B. Doriot & Associates, Inc.

Petition: for an amendment to an existing DPUD A-1 to allow for an additional building and to split the property and for primary approval of a 2-lot minor subdivision to be known as ***FIRST AMENDMENT TO 58225 HOLDING LLC DPUD A-1***.

Location: west side of SR 15, 1,030 ft. south of CR 18, common address of 58209 SR 15, Goshen, IN 46528 in Jefferson Township. *(DPUD-0265-2026)*

DETAILED PLANNED UNIT DEVELOPMENT

B. Petitioner: Jeremy L. Yoder & Norma Yoder, Husband & Wife & **(page 2)**
Maynard E. Yoder & Rosetta Yoder, Trustees of the Yoder Family Revocable Living Trust represented by Wightman

Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as ***ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISION DPUD***.

Location: west side of CR 35, 850 ft. south of CR 28, in Middlebury Township.
(DPUD-0179-2026)

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*
- *Joint Representation/Conflict Letter for Attorney Beck.*
- *Agreement for Legal Services for Attorney Beck.*

ADJOURNMENT

Phil Barker – County Surveyor: no term
Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26
Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26
Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28
Steven Clark – County Council Liaison: no term
Brad Rogers – County Commissioners Liaison: no term
Brian Dickerson – Appointed by Commissioners: term 1/1/26 – 12/31/29
Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28
Ag Agent: no term

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 14TH DAY OF MAY 2026 AT 9:30 A.M. IN THE MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Steve Warner. The following staff members were present: Mae 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, Roger Miller.

Absent: Lori Snyder.

2. A motion was made and seconded *(Edwards/Clark)* that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 9th day of April 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded *(Clark/Edwards)* that the Elkhart County Development Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for a zone map change from DPUD M-1 to M-1, for Frost Properties LLC, on property located on the west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., common address of 2104 Blakesley Pkwy. Bristol, IN 46507 in Washington Township, zoned DPUD M-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0161-2026.*

Ron Frost, Frost Properties, 2104 Blakesley Pkwy., Bristol, was present as the petitioner. He explained the purpose of the rezoning is to have a small shop for parking trucks, having a couple offices, and equipment storage for his current business. He also stated he talked with Mike Yoder, Town Manager of Bristol and he was on board with this rezoning.

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** Brian Dickerson that the Advisory Plan Commission recommend to the Bristol Town Council that this request for a zone map change from DPUD M-1 to M-1 be approved in accordance with the Staff Analysis.

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

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

5. The application for a zone map change from A-1 to DPUD M-1, and for primary approval of a 1-lot minor subdivision to be known as EAGLE TRANSPORT DPUD M-1, for Eagle Real Estate Group LLC represented by Surveying & Mapping, LLC, on property located on the northwest corner of CR 142 & CR 17, common address of 22153 CR 142 Goshen, IN 46526 in Union Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0039-2026.*

Ed Stanley, Surveying and Mapping, 2810 Dexter Dr., Elkhart, was present representing the petitioner. He confirmed the zone change request for this project.

There were no remonstrators present.

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

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Philip Barker 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-1, and for primary approval of a 1-lot minor subdivision to be known as EAGLE TRANSPORT DPUD M-1 be approved in accordance with the Staff Analysis.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).
Yes: Phil Barker, Steve Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

5 The application for a zone map change from GPUD R-3 & GPUD R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as GREENCROFT MIDDLEBURY PHASE II B DPUD R-3, for Greencroft Middlebury Inc. represented by Abonmarche Consultants, on property located on the southwest end of Windridge Dr., 325 ft. west of Greencroft Pkwy., south of Circle Dr., south of Wayne St., in Middlebury Township, zoned GPUD R-3 & GPUD R-4, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0184-2026.*

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She stated this project will finish out this development that has been serving the Middlebury Community for many years. She mentioned there are staff from Greencroft along with staff from the Town of Middlebury present. She stated there have been many meetings with the community on how the infrastructure would work with in the community.

There were no remonstrators present.

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

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Middlebury Town Council that this request for a zone map

change from GPUD R-3 & GPUD R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as GREENCROFT MIDDLEBURY PHASE II B DPUD R-3 be approved in accordance with the Staff Analysis.
Vote: Motion passed (**summary:** Yes = 6, No = 0, Abstain = 1).
Yes: Brad Rogers, Brian Dickerson, Philip Barker, Roger Miller, Steve Warner, Steven Edwards.
Abstain: Steve Clark.

6 The application for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as YODER CONCRETE, LLC DPUD AMENDMENT No. 2, for Larry Yoder & Linda Yoder, Husband & Wife represented by Abonmarche Consultants, on property located on the west side of SR 13, 2,500 ft. south of CR 36, common address of 64455 SR 13 Goshen, IN 46528 in Clinton Township, zoned DPUD M-1, A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0177-2026.*

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She explained Yoder Concrete has been succeeding in their business. She stated they wanted to make room for expansion, which will also include an additional retention pond to manage the additional hard surface that is proposed. She went on to say the new building will be used for storage to ensure minimal outside storage on the site. Mr. Warner mentioned about soils being a concern in this area. Mrs. Welsh stated there is a significant septic area that is a mound system. She mentioned in 2022 there was a new tile connection created between the facility and the ditch.

There were no remonstrators present.

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

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Brian Dickerson 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-1 and for primary approval of a 1-lot minor subdivision to be known as YODER CONCRETE, LLC DPUD AMENDMENT No. 2 be approved in accordance with the Staff Analysis.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).
Yes: Phil Barker, Steve Edwards, Steve Warner, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

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

Mr. Auvil reported at the April 20, 2026 County Commissioners Meeting they approved the

Riverbend Townhomes DPUD, The Town of Bristol Amendment to the Developmental Ordinance, and accepted the right-of-way dedication for Lux Granger Phase 1.

8. A motion was made and seconded *(Warner/Rogers)* that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:58 a.m.

Respectfully submitted,

_____

Amber Weiss, Recording Secretary

_____

Steve Warner, Chairman

Plan Commission Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 11, 2026

Transaction Number: DPUD-0265-2026.

Parcel Number(s): 20-07-22-126-025.000-019.

Existing Zoning: A-1.

Petition: For an amendment to an existing DPUD A-1 to allow for an additional building and to split the property and for primary approval of a 2-lot minor subdivision to be known as FIRST AMENDMENT TO 58225 HOLDING LLC DPUD A-1.

Petitioner: 58225 Holding LLC, represented by B. Doriot & Associates, Inc.

Location: West side of SR 15, 1,030 ft. south of CR 18, in Jefferson 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	Commercial
North	A-1	Church
South	A-1	Single Family Residential
East	A-1	Single Family Residential
West	A-1	Single Family Residential

Site Description: The subject property consists of one lot totaling 4.4 acres, is rectangular in shape, and is currently developed with a 2,644 ft^2 house and two accessory structures (3,300 ft^2 & 1,680 ft^2).

History and General Notes:

- **April 17, 2023 –** The Board of County Commissioners approved a petition for a zone map change from A-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as 58225 Holding LLC A-1 DPUD (PC 2023-05).

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.

Plan Commission Staff Report
(Continued)

Hearing Date: June 11, 2026

Staff Analysis: The purpose of this amendment is to allow for the construction of a new 4,800 ft^2 storage building, use the existing 3,300 ft^2 building as online sport/utility vehicle parts redistribution and resale, and to subdivide the property into 2 lots, separating home from business.

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD Amendment - 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-0265-2026

Date: 05/01/2026 | Meeting Date: June 11, 2026 Plan Commission Hearing (PUD) | Transaction #: DPUD-0265-2026

Description: for an Amendment to an existing DPUD A-1 to allow for an additional building, and for primary approval of a 2-lot minor subdivision to be known as FIRST AMENDMENT TO 588225 HOLDING LLC DPUD A-1

Contacts:	Applicant	Land Owner	Private Surveyor
	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	58225 Holding Llc 58225 State Road 15 Goshen, IN 46528	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 58209 State Road 15
Goshen, IN 46528

Parcel Number: 20-07-22-126-025.000-019

Township: Jefferson

Location: West Side of SR 15, 1030 ft. South of CR 18

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

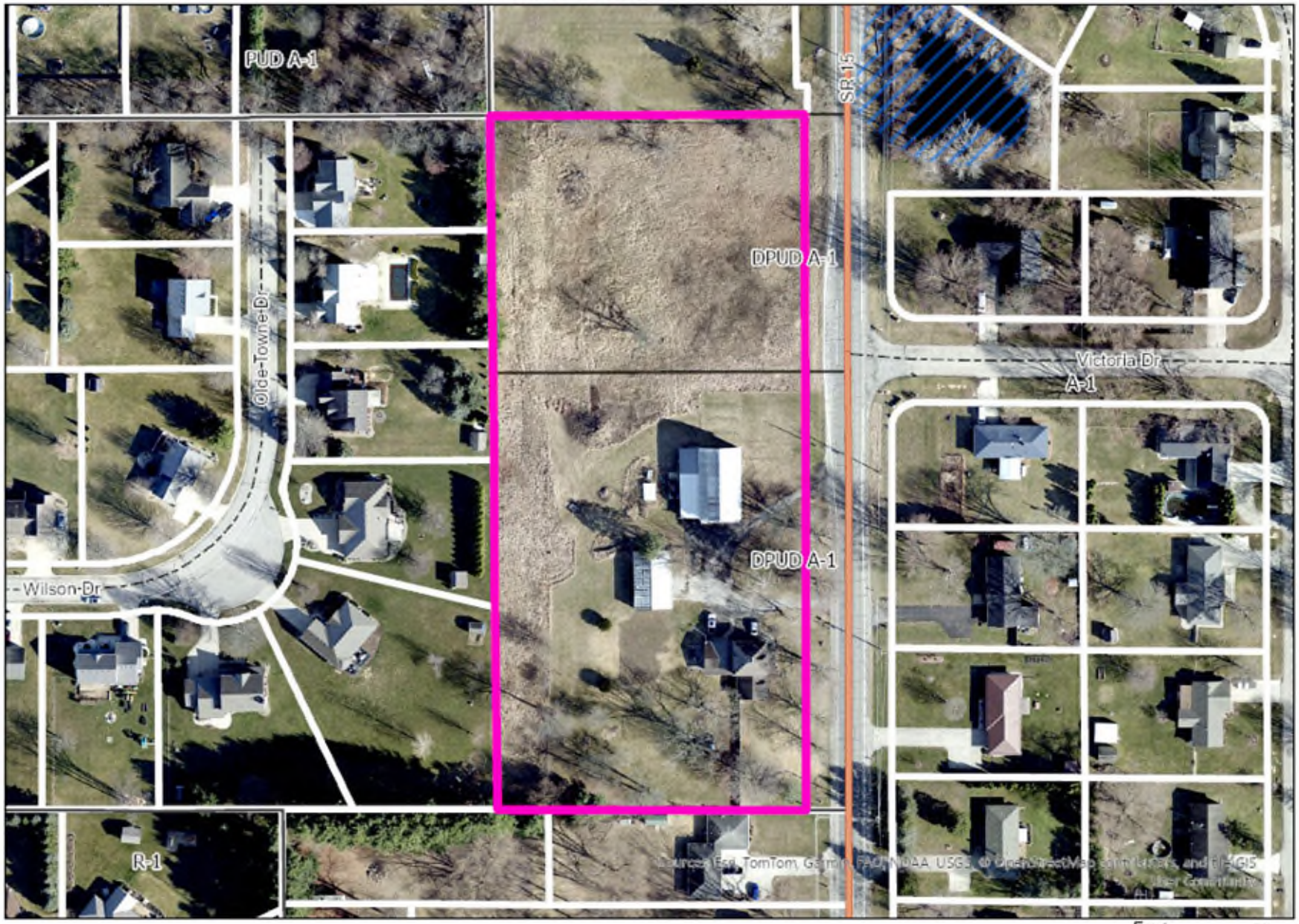
Legal Description:

Comments: PREVIOUS DPUD-0062-2023 APPROVED 4/20/2023
MI-0060-2023 & MI-0164-2023 - ONE LOT MINOR SUB APPROVED 3/9/2026

Applicant Signature:

Department Signature:

DPUD-0265-2026

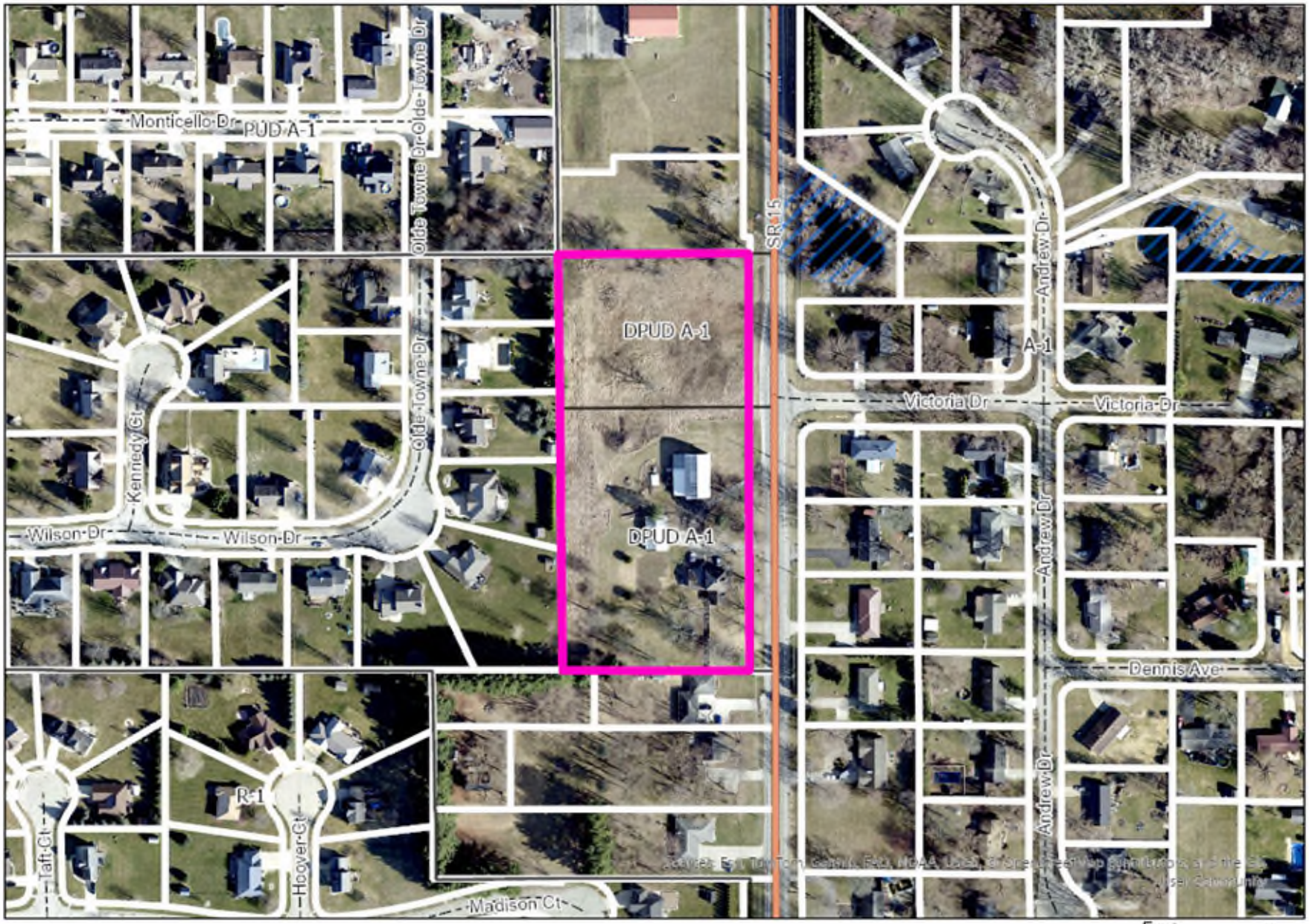


2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

DPUD-0265-2026

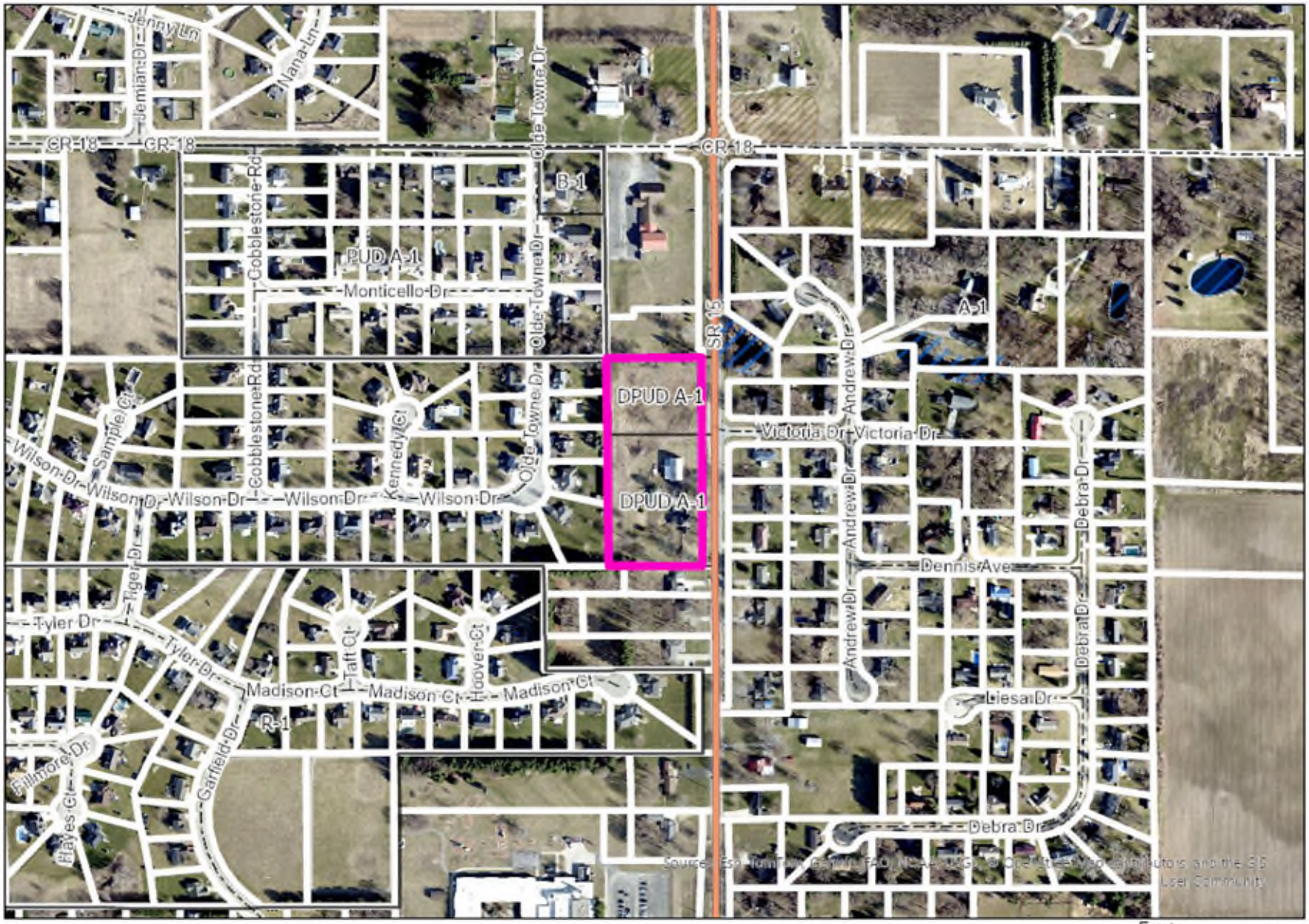


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

DPUD-0265-2026



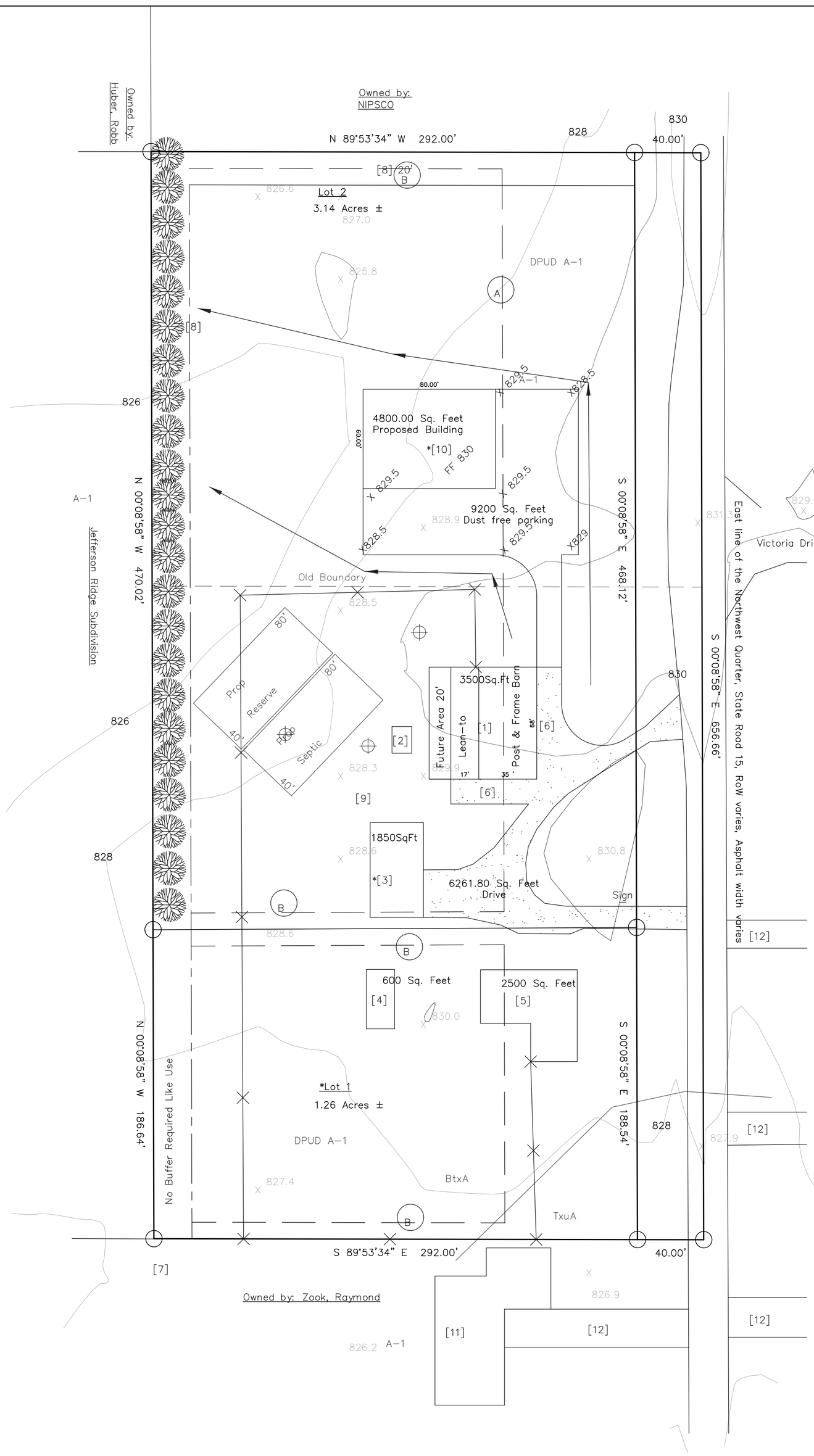
2025 Aerials

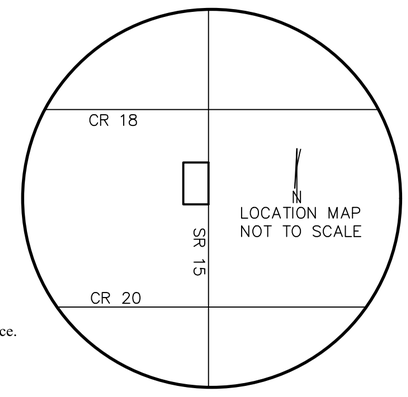
1 inch equals 400 ft

Feet
0 105 210 420
N

Site Detial Sheet
FIRST AMENDMENT TO
58225 HOLDING LLC DPUD A–1

A DPUD A–1 in the Northwest Quarter of Section 22,
Township 37 North, Range 6 East, 2nd Principal Meridian,
Jefferson Township, Elkhart County, Indiana.





PLAT NOTES

Legend
= Calculated Point
= Gravel Drive
= Fence
= 120' Building Setback (From CL SR 15)
= 10' Building Setback
= Soil Bore

[1] - Existing barn, to be repurposed to an office, and warehouse space.
[2] - Existing shed. GONE
*[3] - Existing storage building. See
[4] - Existing pool, to be filled. GONE
[5] - Existing house.
[6] - Proposed parking/drive area to be extended around existing barn.
[7] - Proposed buffer, mound with trees.
[8] - Proposed retention swail.
[9] - Proposed future area for storage building.
*[10] - Proposed 60' x 80' Building and Drive.
[11] - Existing home with well and septic.
[12] - Existing Drive

0 40' 80'
SCALE 1"=40'

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.
-Call 811 before digging.

-Due to snow cover, some low lying improvements may have been missed.

-Development shall begin ASAP.

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

-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.

DEVIATIONS:
- The property will be of mixed use: residential, office space, and warehousing.

DRAINAGE:
-Not in the 100 year flood zone (National Flood Hazard Layer).
-This development will have no effect on any regulated drain.
-No regulated drains within 1000'.
-Finish grade of lots to approximate existing.
-Contours per Elkhart County GIS (1988 Datum with 2006 TOPO).
-Lowest floor elevation recommended to be above the Seasonal High Water Table, unless an approved engineered water proofing plan is submitted with the application for a building permit, or a gravity flow perimeter drain is installed.

HEALTH:
-No municipal services available within one mile.
-Site to be served by septic and well.
-The existing septic system is archaic; evaluation has been requested, and will be supplied ASAP.

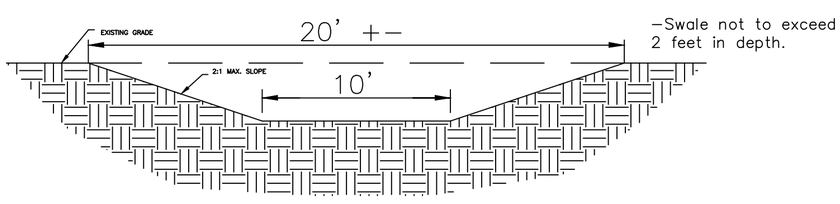
HIGHWAY:
-Existing road shall be used.
-Existing drive shall be used.
-Sight distance for proposed/existing drive: 800'+ N, 800'+ S.
-Dedicated RoW contains 0.60 Acres ±

SOILS:
-Soils are mapped as follows: BtxA, TxuA
-Soil types taken from the Elkhart County GIS.
-Soil Scientist: Don Schnoebelen, IRSS 83
-See soil borings for SHWT.
-Soil borings are completed as shown on Plat.

OTHER:
-Parking not delineated.
-No outside storage and display.
-Downward pointing security lights on buildings will be used.
-A 2 sided, backlit, sign will be used.
-Non-access easement.

-Buffer, coniferous trees, 10 trees per 100 feet, no bushes

*Amendment



TYPICAL SWALE DETAIL
NO SCALE

LOT DISTURBANCE UNDER ½ ACRE NO STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED

Lot Drainage Calculations
Storm Event 25 yr 24 hour 4.59" = 0.38'
Lot 1 is 0 to 5% slope Lot I is Fully developed 1.26 acres 55000 sqft
52,000 sqft sod 0.1 runoff coefficient
3,000 sqft hard surface 0.95 runoff coefficient
existing
(52000sqft x 0.10 Coef) x 0.38' = 1976 cft runoff
+
(3000sqft x 0.95 Coef) x 0.38' = 1083 cft runoff

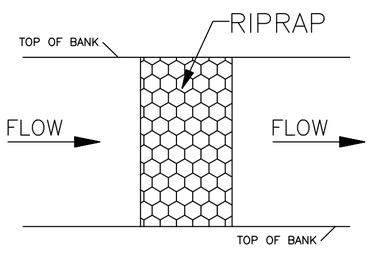
Lot 2 is 0 to 5% slope. Lot 2 partially developed 3.14 acres 137,000 sqft
Existing drive and buildings contain11,600Sqft of hard surface with a 0.95 runoff coefficient. Proposed drive and buildings contain 14,000Sqft hard surface with a 0.95
runoff coefficient. Balance of lot is 111,400 sqft of sod at 0.10 runoff coefficient.

Existing Lot 2 runoff
(111,400sqft x0.10Coef) x 0.38' = 4233 cft runoff
+
(11,600sqft x0.95 Coef) x 0.38' = 4187 cft runoff
Total existing runoff 8420 cft runoff

New development Lot 2 runoff.
(14000sqft x 0.95Cof) x 0.38' = 5054cft runoff

Total retention in swale 720ft x 30 cft per foot = 21,600 CFT

Final Drainage Plan will be submitted with final Site Plan at time of Building Permit for Staff Approval.



ROCK DAM DETAIL
NO SCALE

NOTE: ROCK DAM SHALL BE NO LESS THAN 1 FOOT TALL AT THE INVERT OF THE SWALE AND SHALL BE DREDGED AS NECESSARY.

ROCK DAM SECTION
NO SCALE

ROCK CHECK DAM AS REQUIRED ON FINAL SITE PLAN

PLAT NOTES
-All irons set were #5 rebar capped (DORIOT 890028) and set flush unless noted.
-Mag nails with aluminum washer (DORIOT 890028) 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 bearing bases are assumed unless noted.
-All distances and bearings on this plat are measured unless noted as follows: M=Measured, R=Recorded and C=Calculated.
-All section corner information is per the Elkhart County Surveyor's office.

Precipitation amounts from National Oceanic & Atmospheric Adim. Point precipication frequency Estimates Calculations per Purdue Storm Water Manual 2008

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.

C. BLAKE DORIOT, P.L.S. #890028
May 5th 2026

STATE OF INDIANA
C. BLAKE DORIOT
REG. NO. 890028
PROFESSIONAL LAND SURVEYOR

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

PAGE 1 OF 1	DRAWN BY: CEB	APPROVED BY: CBD	
	FIELD CREW: CEB	PROJ. NO. 2026–005 SDS	
	DATE: 4/1/2026	DWG. 2026–005SDS.dwg	
	Owner: 58225 HOLDING LLC		

Revised 5/20/2026

5/6/2026 Rev 1

FIRST AMENDMENT TO
58225 HOLDING LLC DPUD A-1

a DPUD A-1 In Section 22,
Jefferson Twp, Elkhart County.

C. Blake Doriot, Professional Land Surveyor IN #LS80890028
B. Doriot & Associates Inc.
PO Box 465
New Paris, IN 46528
574-536-3031, doriotsurvey@gmail.com,

Owner
Carl J & Kaylene Schrock
58225State Road 15
Goshen, IN 46528

Operator/ Contract Holder
Graber Custom Remolding.
Joshua Graber
17187 CR 20
Goshen, IN 46550

Property Description

A part of the Northwest Quarter of Section 22 (being the combination of tracts described in Document number 2022-16698), Township 37 North, Range 6 East, Second Principal Meridian, Jefferson Township, Elkhart County, Indiana, containing 5.00 acres, more or less, and based on a Retracement Survey by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2023-011, all bearings based on Indiana State Planes East, completed on February 3, 2023, more particularly described as follows:

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

thence South 00 degrees 08 minutes 58 seconds East, along the East Line of the Northwest Quarter, to a Calculated Point, a distance of 677.86 feet, being the POINT OF BEGINNING of this description;

thence continuing along the last called bearing, to a Calculated Point, a distance of 656.66 feet;

thence North 89 degrees 53 minutes 34 seconds West, to a Calculated Point, a distance of 332.00 feet;

thence North 00 degrees 08 minutes 58 seconds West, to a Calculated Point, a distance of 656.66 feet;

thence South 89 degrees 53 minutes 34 seconds East, a distance of 332.00 feet, to the POINT OF BEGINNING,

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

Land Use

4% Buffer mound
4% Grass Swale/Retention area
10% Impervious Drives
5% Impervious Parking
Balance of Site will be grass.
Areas for future development are shown Site Development Sheet

Narrative

58225 HOLDING LLC an A-1 DPUD In Section 22, Jefferson Township Twp, Elkhart County

Location on the West Side of Indiana State Road 15 700' South of County Road 18. This location allows easy access to to a reduced speed zone on State Road 15 (45 MPH).The existing drives to be used on this sight has unlimited sight distance north to County Road18 and south to County Road 20. This section of SR 15 residential with mixed uses. To the south a produce stand, fire department, insurance agency, Dollar General, and a Grade School. To the north a church and several commercial operations (north of CR 20).
Proposed use is keep the original farm house for a residential rental. The pool will be removed and the area seeded in grass. The barn and out buildings are to be remodeled and the Graber will use the site for there Remolding company. That is currently located 2 miles east on CR20.

Graber Custom Remodeling is a multi generation company located in the Jefferson area. Jefferson is their home and they wish to grow the company close by.

Operation of the site. The normal hours of the site will be daytime Monday thru Fridays with occasional Saturdays. The barn will contain an office for estimating/ accounting, and normal day to day operations, along with lavatory will be build for employees. The balance of the barn will be used for material storage and pickup parking. The out building will be remodeled and used for storage. The site is to be staffed by one full time person. The construction employees will normally make 5 to 10 trips in and out a day. This will be to get materials and job orders. Most large material orders are delivered to the job site. Or picked up at the lumberyard this limits double handling of the product. Deliveries to the barn should be no more than 1 straight truck a week and most months only1.

The existing building will be tastefully remodeled to maintain the rural barn. But also making a dry and energy efficient. The drives will be constructed using recycled asphalt pavement this is more than adequate to handle the type of traffic that are used . The soil on this site is Bristol Sand. Bristol is a sandy soil with a Permeability Factor of 6" to 20" per hour . This is one of the highest rates in the Elkhart County Soil Survey. In short this ground will take a lot of water very fast and is frost resistant. There by reducing the need for excessively large retention ponds. If the need ever occurs the site shed flows to the west where a retention swale is to be used with antiquate the maintain the storm water on sight.
Tech Committee Requirements:

Signs: 1 Doubled faced sign (indirect lighted) will be placed at the drive entrance double faced no more than 8 square feet each side.
An information sign shall be placed on the office showing operation hours, contact numbers and site operation instructions.

No Regulated Drains are effected as pine creek is over 1 mile away

Well and Septic shown on attached sheet.

Drainage Calculations are shown on attached sheets and were calculated using LTAP Purdue Storm Water Drainage Manual 2008 Christopher Burke PE.
No offsite Runoff is anticipated.

Other Notes

-No outside storage or display.

-Mixed use: residential, and commercial (office, and warehousing).

-See soil borings for SHWT.

<u>Amendment</u>

-Proposed 60 x 80' storage building and gravel drive. (labeled as "[10]" on attached drawing)

-Use of existing storage building (labeled as "[3]" on attached drawing) as online sport/utility vehicle parts redistribution and resale.

-Divide into 2 Lots, separating home from business.

Plan Commission Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 11, 2026

Transaction Number: DPUD-0179-2026.

Parcel Number(s): 20-08-32-400-031.000-034, part of 20-08-32-400-030.000-034.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISION DPUD.

Petitioner: Jeremy L. Yoder & Norma Yoder, Husband & Wife, & Maynard E. Yoder & Rosetta Yoder, Trustees of the Yoder Family Revocable Living Trust, represented by Wightman.

Location: West side of CR 35, 850 ft. south of CR 28, in Middlebury 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	Agricultural
North	A-1	Residential, agricultural
South	A-1	FD Miller Feed & Supply
East	A-1	Residential, agricultural
West	A-1	Residential, agricultural

Site Description: This 4.93-acre site is currently agricultural with terrain sloping down from south to north. FD Miller Feed & Supply at the south is the only commercial neighbor. All other neighboring uses are residential and agricultural.

History and General Notes:

- **Deviations** – No buffering is provided at the west, north, and east property lines (a class 1 buffer is normally required).

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 allow a 20,000 sq. ft. proposed building for furniture production, a 24,000 sq. ft. future addition, and supporting development including onsite storm-water retention, parking, and a driveway meeting commercial standards.

Plan Commission Staff Report
(Continued)

Hearing Date: June 11, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan states that Elkhart County will manage growth through orderly development focused along major highways, minimizing conflicts between uses. The subject property lies north of SR 4, and the only abutting residential uses are to the east.

2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The proposed building size is comparable with what would be expected in an agricultural area. Surrounding uses include feed and supply sales, agricultural uses, and homes.

3. The most desirable use of the subject property is residential, agricultural, or other compatible uses.

4. The request conserves property values by siting a local business within the community it serves and limiting its expansion options to what is shown on the proposed site plan.

5. The proposed rezoning promotes responsible growth and development. The development must meet all technical requirements.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and 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-0179-2026

Date: 04/06/2026 | Meeting Date: June 11, 2026 Plan Commission Hearing (PUD) | Transaction #: DPUD-0179-2026

Description: FOR A ZONE MAP CHANGE FROM A-1 TO DPUD A-1 AND FOR PRIMARY APPROVAL OF A 1-LOT MINOR SUBDIVISION TO BE KNOWN AS ELITE DESIGN'S COUNTY ROAD 35

Contacts:

Applicant
Wightman
1402 E. Mishawaka Ave.
South Bend, IN 46615

Developer
Jh Construction
7165 W 650 N
Shipshewana, IN 46565

Land Owner
Jeremy Yoder & Norma Yoder, Husband & Wife
14737 State Road 4
Goshen, IN 46528

Land Owner
Maynard E Yoder & Rosetta Yoder, Trustees Of The Yoder Family Revocable Living Trust
14737 Sr 4
Goshen, IN 46528

Private Surveyor
Wightman
1402 E. Mishawaka Ave.
South Bend, IN 46615

Site Address: 00000 County Road 35
MIDDLEBURY, IN 46540

Parcel Number: 20-08-32-400-030.000-034
20-08-32-400-031.000-034

Township: Middlebury
Location: WEST SIDE OF CR 35, 850 FT. S OF CR 28

Subdivision:

Lot #

Lot Area: 7.84 Frontage: 655.00 Depth: 425.00

Zoning: A-1

NPO List:

Present Use of Property:

Legal Description:

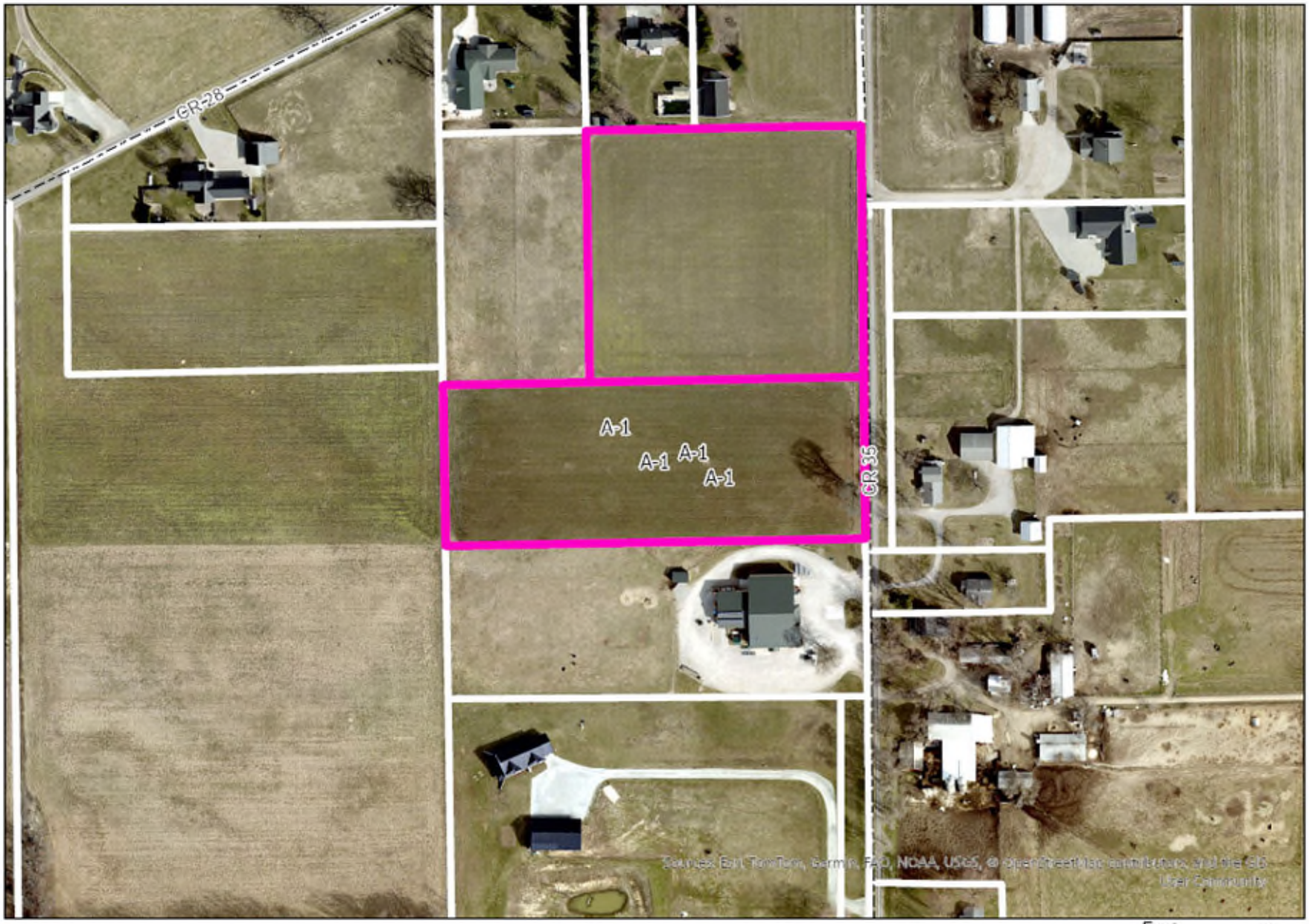
Comments:

Applicant Signature:

Department Signature:

May 28, 2026 9:28 am

DPUD-0179-2026

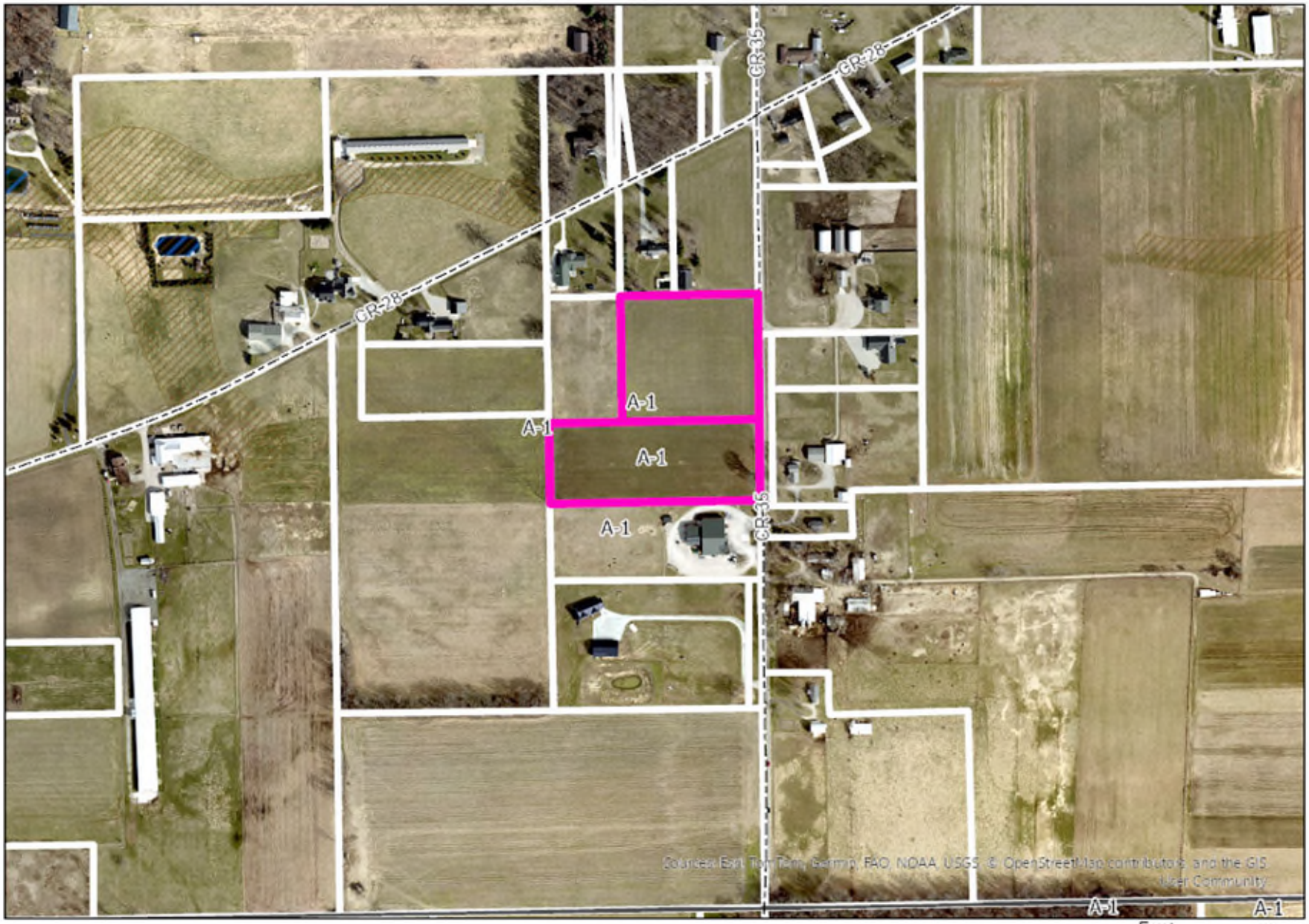


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

DPUD-0179-2026

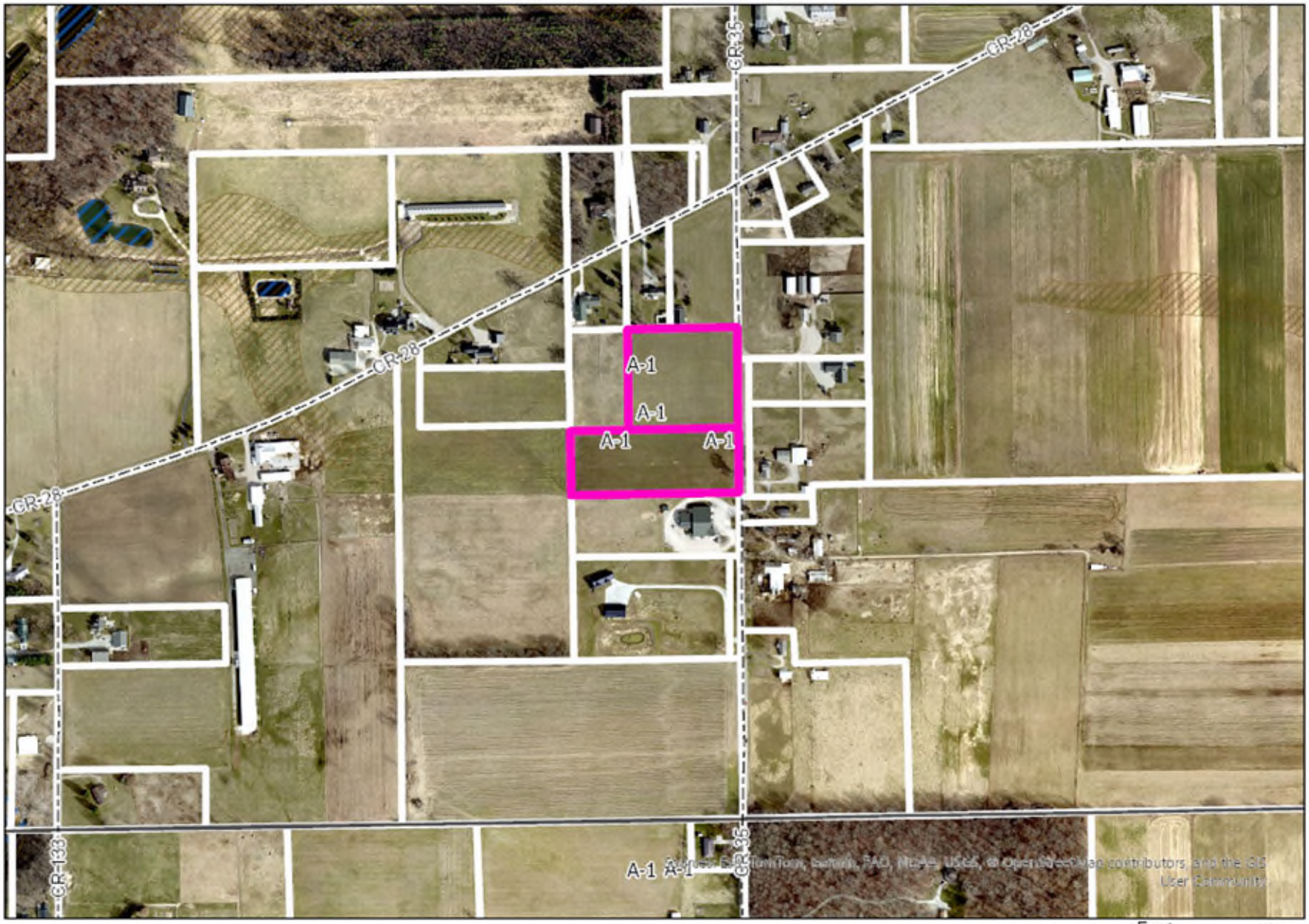


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420
N

DPUD-0179-2026



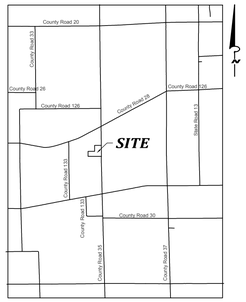
2025 Aerials

1 inch equals 500 ft

Feet
0 135 270 540
N

ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISION DPUD

IN PART OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

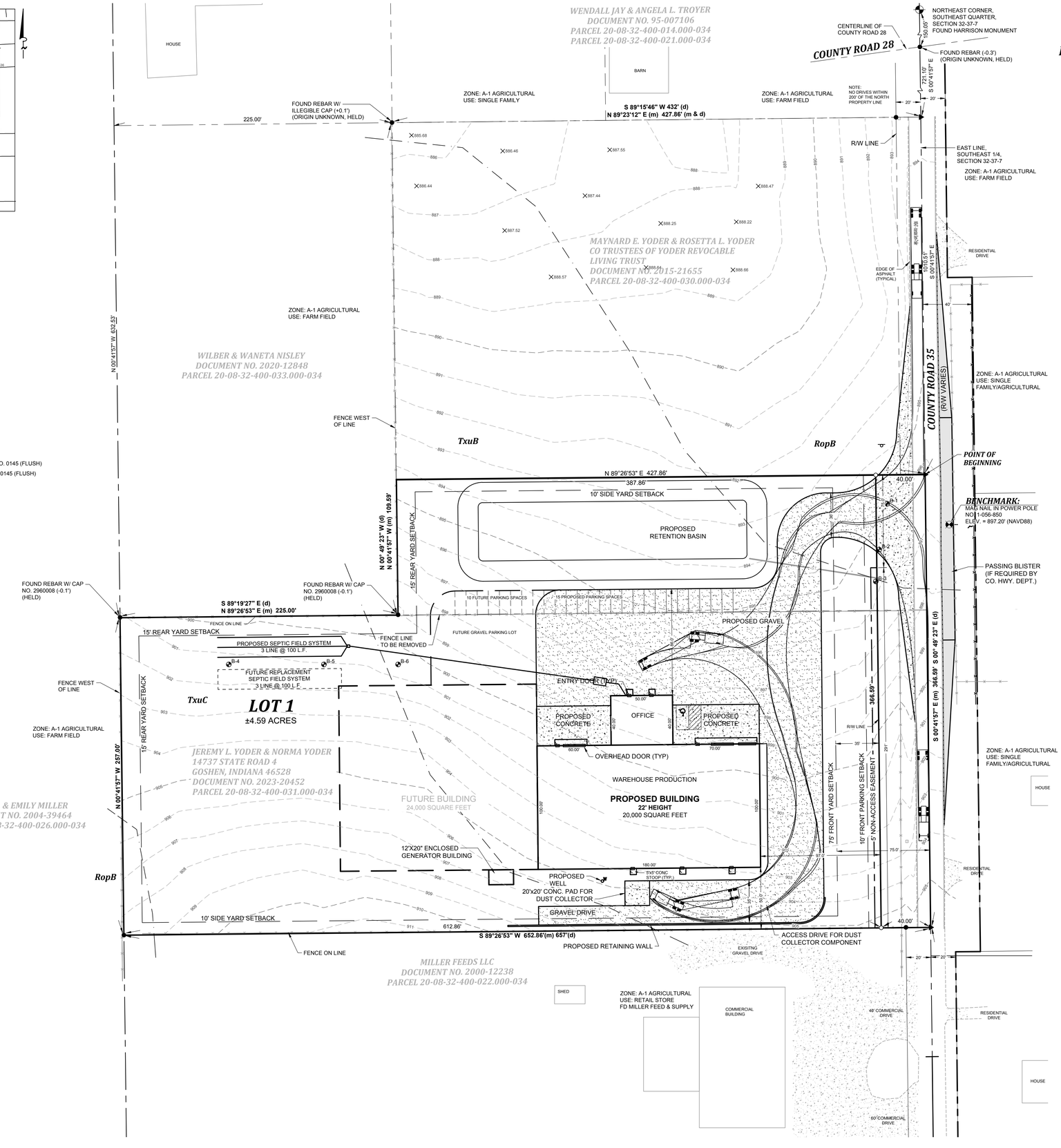


VICINITY MAP
NO SCALE

0 40 60 80
1 inch = 40 ft.

LEGEND

- ● = FOUND IRON
- ○ = SET 5/8" REBAR W/ CAP FIRM NO. 0145 (FLUSH)
- ▷ = SET MAG NAIL W. WASHER NO. 0145 (FLUSH)
- (m) = MEASURED
- (d) = DEEDED
- ▫ = TELEPHONE RISER BOX
- ST = PROPOSED STORM PIPE
- B-1 = SOIL BORING LOCATION



DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A FOUND MAG NAIL WITH WASHER "0145" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 THAT IS 1010.51 FEET SOUTH 00° 41' 57" EAST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 BEING MARKED BY A FOUND HARRISON MONUMENT; THENCE SOUTH 00° 41' 57" EAST ON SAID EAST SECTION LINE 366.59 FEET TO A FOUND MAG NAIL WITH WASHER "0145"; THENCE SOUTH 89° 26' 53' WEST 652.86 FEET TO A FOUND CAPPED 5/8" REBAR "0145"; THENCE NORTH 00° 41' 57" WEST PARALLEL WITH SAID EAST SECTION LINE 257.00 FEET TO A FOUND CAPPED 5/8" REBAR "2960008"; THENCE NORTH 89° 26' 53" EAST 225.00 FEET TO A FOUND CAPPED 5/8" REBAR "2960008"; THENCE NORTH 00° 41' 57" WEST PARALLEL WITH SAID EAST SECTION LINE 109.59 FEET TO A SET CAPPED 5/8"REBAR "0145"; THENCE NORTH 89° 26' 53" EAST 427.86 FEET TO THE POINT OF BEGINNING. CONTAINING 4.93 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

OWNER

MAYNARD E. YODER & ROSETTA L. YODER
CO TRUSTEES OF YODER REVOCABLE LIVING TRUST
14737 STATE ROAD 4
GOSHEN, INDIANA 46528-6508
PART OF PARCEL 20-08-32-400-030.000-034

JEREMY L. YODER & NORMA YODER
14737 STATE ROAD 4
GOSHEN, INDIANA 46528
PARCEL 20-08-32-400-031.000-034

DEVELOPER

JH CONSTRUCTION
7165 W 650 NORTH
SHIPSHEWANA, IN 46565

GENERAL NOTES

1. CURRENT ZONING: A-1 AGRICULTURAL DISTRICT
2. CURRENT USE: CULTIVATED FARM FIELD.
3. PROPOSED LAND USE: WOODWORKING SHOP.
4. BASIS FOR HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD 88; INDIANA STATE PLANE, EAST ZONE, US SURVEY FOOT; 1' INTERVAL CONTOURS.
5. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18039C0276D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
6. DRAINAGE: THE DEVELOPMENT OF THIS PARCEL SHALL NOT CONSTITUTE ANY MAJOR WATER RUNOFF TO ADJACENT PARCELS.
7. WATER SUPPLY AND SEWAGE DISPOSAL: ON SITE SEPTIC SYSTEM AND PRIVATE WELL.
8. STREET IMPROVEMENT: ANY ROADWAY IMPROVEMENTS SHALL MEET ELKHART COUNTY HIGHWAY & ENGINEERING STANDARD REQUIREMENTS.
9. NO FENCING PROPOSED AT THIS TIME.
10. APPROVED SWPPP REPORT SHALL BE IN PLACE PRIOR TO ALL CONSTRUCTION.
11. SIGNAGE SHALL MEET ZONING REQUIREMENTS.
12. NO LOADING DOCK PROPOSED.

DEVIATIONS FROM DEVELOPMENTAL ORDINANCE STANDARDS

1. TO ALLOW A WOODWORKING SHOP WITHIN THE A-1 AGRICULTURAL ZONED DISTRICT.
2. TO ELIMINATE ALL LANDSCAPE REQUIREMENTS.

PARKING SPECIFICATIONS

LIGHT INDUSTRIAL - 1 SPACES PER 300 SF PLUS 1 PER 1000 SF OUTDOOR STORAGE PLUS 1 PER 2500 SF INDOOR STORAGE
REQUIRED:15 SPACES (1 HANDICAP)
2,000 SF OFFICE = 7 SPACES
18,000 SF INDOOR WAREHOUSE AND PRODUCTION = 8 SPACES (FOR INDOOR OPERATIONS)
SUPPLIED: 16 SPACE (1 HANDICAP) (FUTURE ADDITION = 10 SPACES AS SHOWN)

SOIL CLASSIFICATION

RopB - RIDDLES-OSHTEMO FINE SANDY LOAMS, 0-1% SLOPES
TuxB - TYNER LOAMY SAND, 1-5% SLOPES
TuxC - TYNER LOAMY SAND, 5-10% SLOPES

SITE USE NOTES

PROPOSED BUSINESS DAYS AND HOURS: MON - FRI, 5 AM - 1 PM
NUMBER OF VISITORS PER DAY: 10
GENERAL BUSINESS ACTIVITY: WHOLESALE FURNITURE MANUFACTURING
END USER SALES: NONE
END USER PICKUPS: NONE
LOADING FOR OFFSITE DELIVERY: 2 PER DAY
GENERATOR HOURS: MON - FRI, 5 AM - 1 PM

OUTSIDE STORAGE IS LIMITED TO DUST COLLECTION ON THE SOUTH SIDE OF THE BUILDING.

WIGHTMAN
1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46615
574.233.1841
www.gowightman.com

PROJECT NAME:

ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISION DPUD

JH CONSTRUCTION
7165 W. 650 NORTH
SHIPSHEWANA, IN 46565

COMMON SITE NAME:
CR-35 FURNITURE SHOP

06/01/2026 JMS
RELOCATE SEPTIC SYSTEM AREA

05/21/2025 JMS
PER TECH REVIEW COMMENTS

05/11/2025 JMS
PER TECH REVIEW COMMENTS

REVISIONS

P:\260148 JH Construction - CR 35 Goshen - SUP & ENDB\0 AutoCAD\260148 DPUD Pre 22.dwg 1 OF 1 6/1/2026 4:33:24 PM

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DATE: 3/27/2026
SCALE: 1" = 40'
DRAWN BY: JMS
CHECKED BY:

DPUD SITE PLAN

JOB No. 260148

JH CONSTRUCTION

ELITE DESIGN CR-35 SUBDIVISION DPUD

PROJECT NOTES

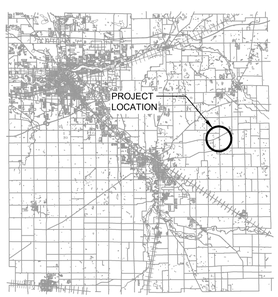
1. THE "2024 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
2. THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
3. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE COUNTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
6. ALL CONTRACTORS SHALL CALL INDIANA811 @ 811 OR 800-382-5544 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE INDIANA811 ALERT SYSTEM.
7. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ELKHART COUNTY TO NOTIFY THEM THAT WORK IS COMMENCING.
9. COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.
10. THE CONTRACTOR SHALL CONDUCT THE WORK IN SUCH A MANNER SO NO EXCAVATIONS ARE LEFT OPEN OVERNIGHT. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL INSTALL A TEMPORARY FENCE TO PROTECT THE EXCAVATION AT THEIR OWN EXPENSE.
11. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL AND SEEDING.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
13. ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
14. CONTRACTION JOINTS ARE TO BE PLACED AT 10' INTERVALS IN CONCRETE PAVEMENT.
15. HMA MATERIALS FOR THIS PROJECT SHALL BE PERFORMANCE GRADE 58S-28.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.
17. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PRE-EXISTING ON-SITE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, TREES, SHRUBS, EXISTING UTILITY LINES, DEBRIS AND ALL OTHER ITEMS AND UTILITIES TO BE ABANDONED.
18. SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
19. EXTERIOR CONCRETE SHALL BE 3500 PSI, LIMESTONE AGGREGATE AND 4 - 6% AIR ENTRAINMENT WITH A LIGHT BROOM FINISH.
20. CONCRETE TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 C.Y. OF CONCRETE, WHICHEVER OCCURS MORE OFTEN.
21. TESTING REQUIREMENTS (ALL CONTRACTORS) SOIL AND AGGREGATE DENSITY TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING CONSULTANT TO VERIFY THE DENSITY OF ALL FILL EXCAVATION AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SURFACES AS RECOMMENDED BY ENGINEER. TESTING SHALL TAKE PLACE PRIOR TO INSTALLATION OF THE AGGREGATE BASE AND PRIOR TO THE INSTALLATION OF THE HMA PAVEMENT. COPIES OF ALL COMPACTION TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER.

UTILITIES

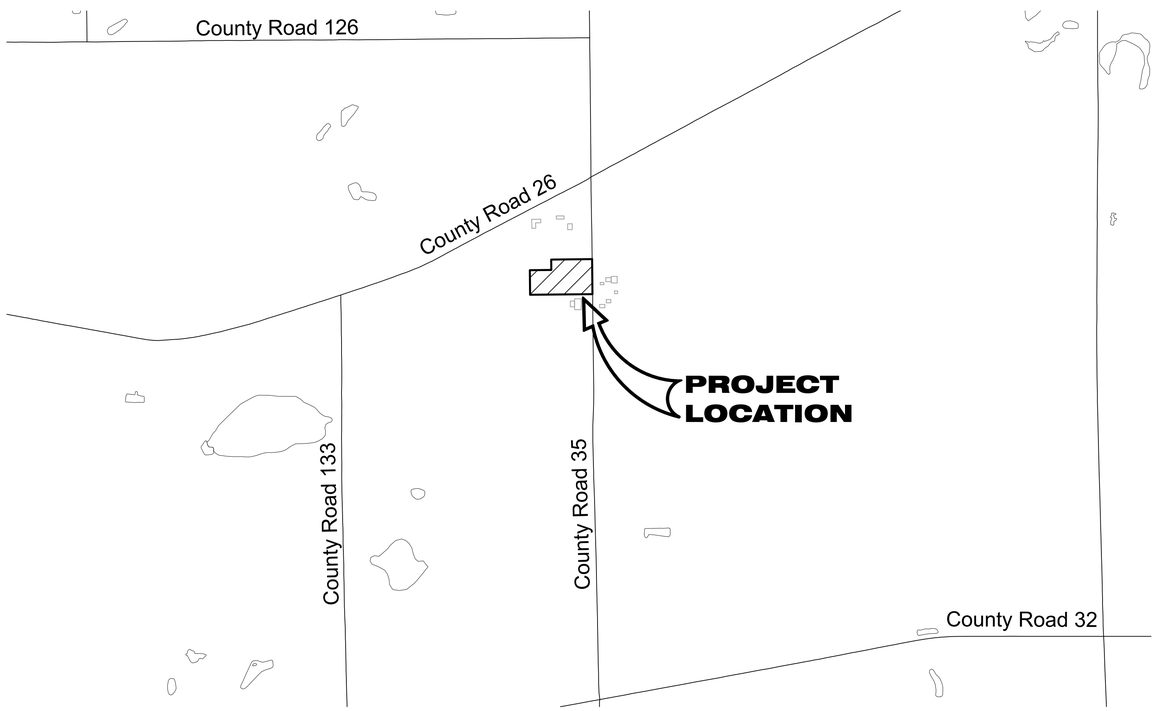
INDIANA811	811

INDEX OF PLANS

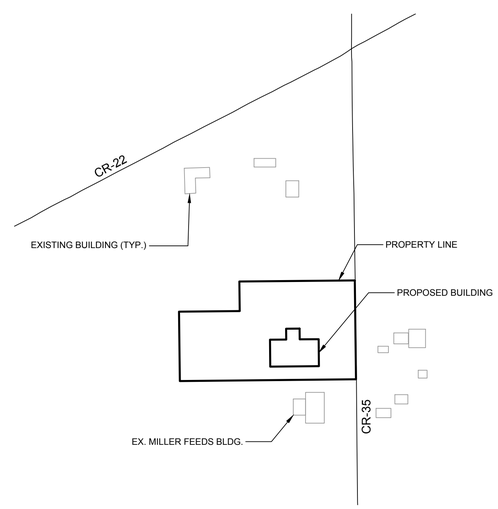
G001	COVER SHEET
G002	SITE DETAILS
CD101	EXISTING CONDITIONS
CP101	SITE LAYOUT PLAN
CG101	SITE GRADING PLAN
CE101	EROSION CONTROL PLAN



ELKHART COUNTY, IN
VICINITY MAP
SCALE: NONE



PORTION OF ELKHART COUNTY, IN
PROJECT LOCATION MAP
SCALE: NONE



SITE AREA
VICINITY MAP
SCALE: NONE

WIGHTMAN
1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46601
574.233.1841
www.gowightman.com

DANIEL E. YERKS
PE12000285

PROJECT NAME:
ELITE DESIGN CR-35 SUBDIVISION DPUD
COUNTY ROAD 35
GOSHEN, IN 46528

JH CONSTRUCTION
7165 W 650 N
SHIPSHEWANA, IN 46565

04 6/1/2026 BCW
REVISED PER TRC #3

03 5/22/2026 BCW
REVISED PER TRC #2

02 5/11/2026 BCW
REVISED PER TRC

01 4/1/2026 BCW
ISSUED FOR REVIEW

00
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

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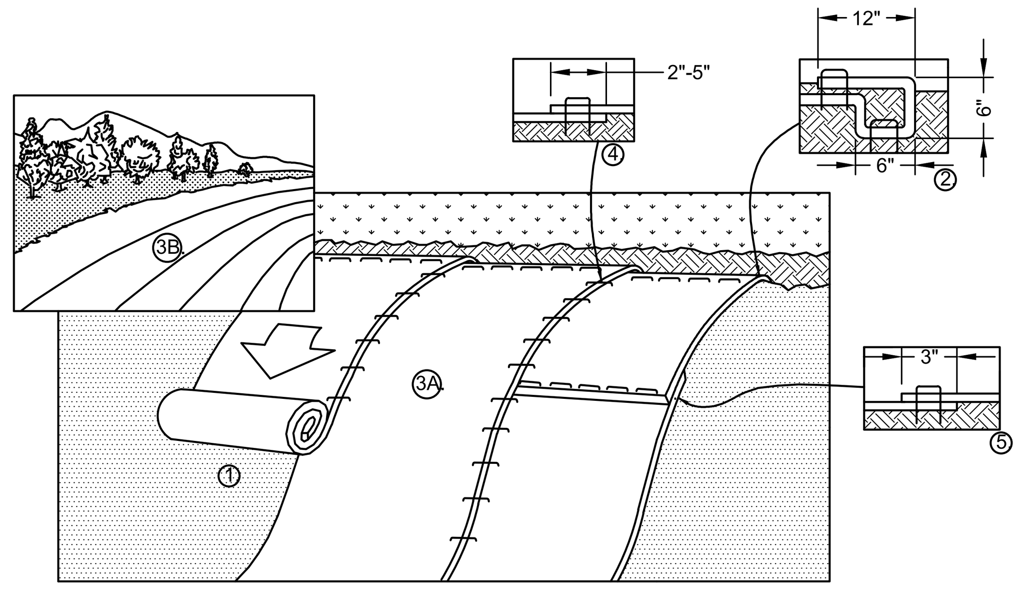
DATE: MAR. 2026
SCALE: NONE

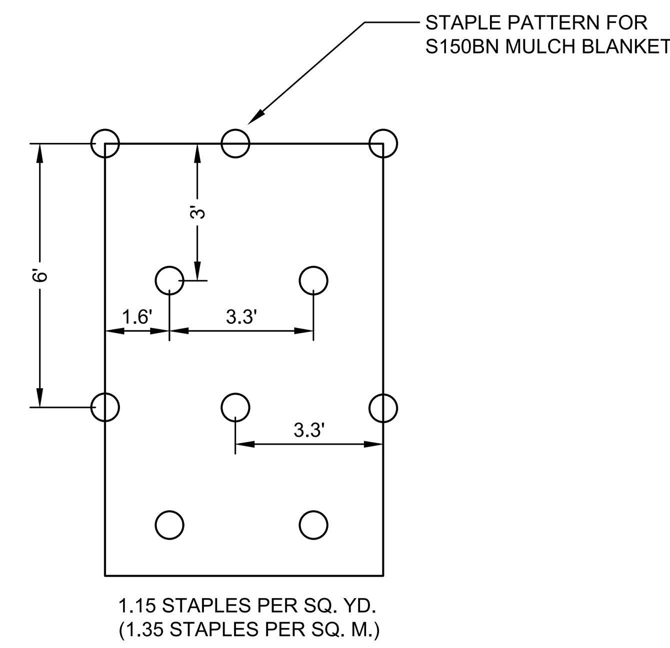
COVER SHEET

JOB No. 260148
G001

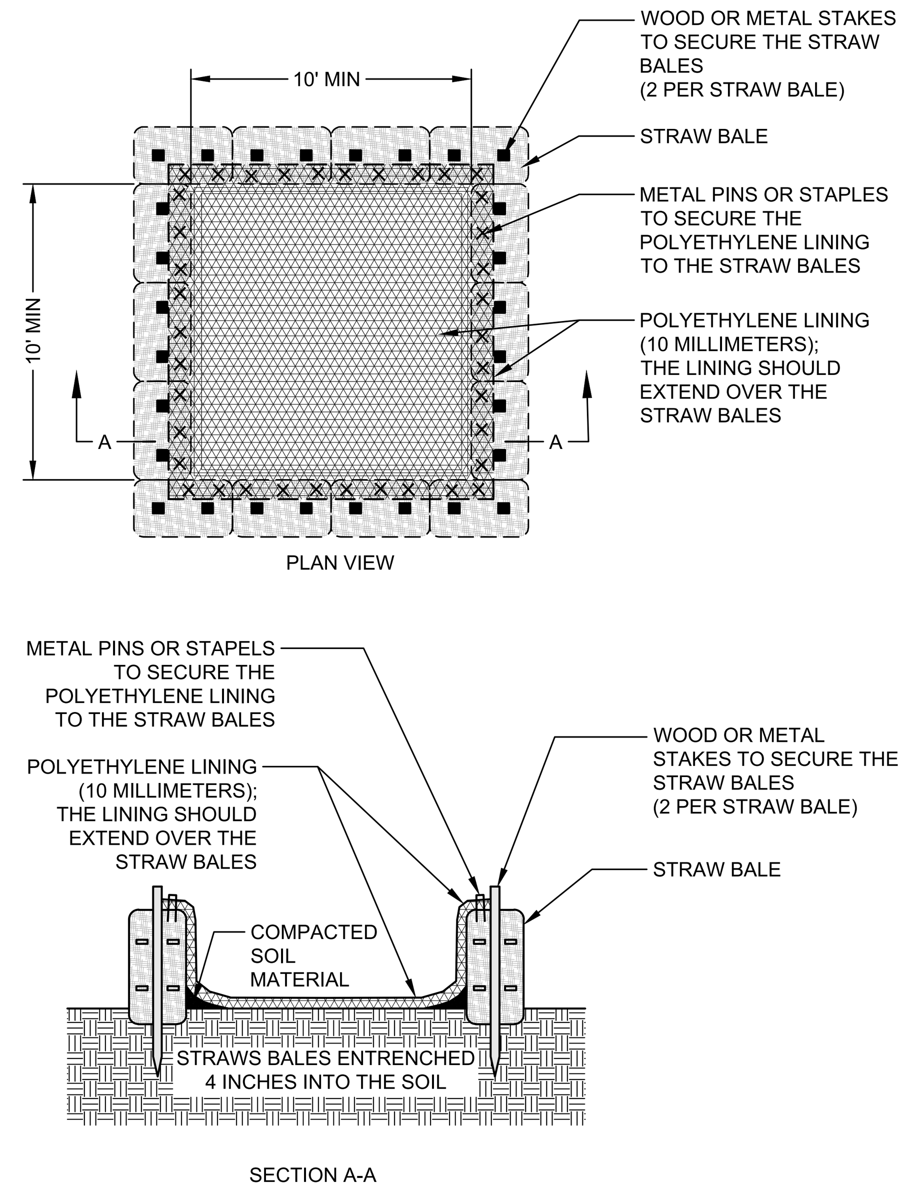


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's) WITH TOPSOIL AND FERTILIZER PER RESTORATION AND SEEDING NOTES.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

MULCH BLANKET SLOPE PATTERN
SCALE: NONE



MULCH BLANKET STAPLE PATTERN
SCALE: NONE



1. CONCRETE WASHOUT SYSTEM WILL CONTAIN WASHOUT WATER WHEN CHUTES & HOPPERS ARE RINSED FOLLOWING CONCRETE DELIVERY TO THE CONSTRUCTION SITE.
2. SCRAP AS MUCH MATERIAL FROM CHUTES AS POSSIBLE BEFORE WASHING THEM. USE NON-WATER CLEANING METHODS TO MINIMIZE THE CHANCE FOR WASTE TO FLOW OFF SITE.
3. DO NOT BACK FLUSH EQUIPMENT AT THE PROJECT SITE, IT SHOULD BE RESTRICTED TO PLANT.
4. DO NOT USE ADDITIVES WITH WASH WATER. DO NOT USE ACID OR SOLVENTS.
5. FURNISH A SIGNAGE FOR THE CONCRETE WASHOUT AREA.
6. FURNISH ORANGE SAFETY FENCING OR EQUAL.

CONCRETE WASHOUT DETAIL
SCALE: NONE

RESTORATION AND SEEDING NOTES

ALL DISTURBED AREAS NOT SCHEDULED FOR GRAVEL OR PAVEMENT SHALL BE RESTORED WITH A MINIMUM 4" OF TOPSOIL SURFACE, SEEDED, AND MULCHED.

PERMANENT SEEDING
95 LBS (56%) KENTUCKY 31 FESCUE
65 LBS (38%) PERENNIAL RYEGRASS
10 LBS (6%) JASPER RED FESCUE

APPLICATION RATE: 170 LBS PURE LIVE SEED / ACRE

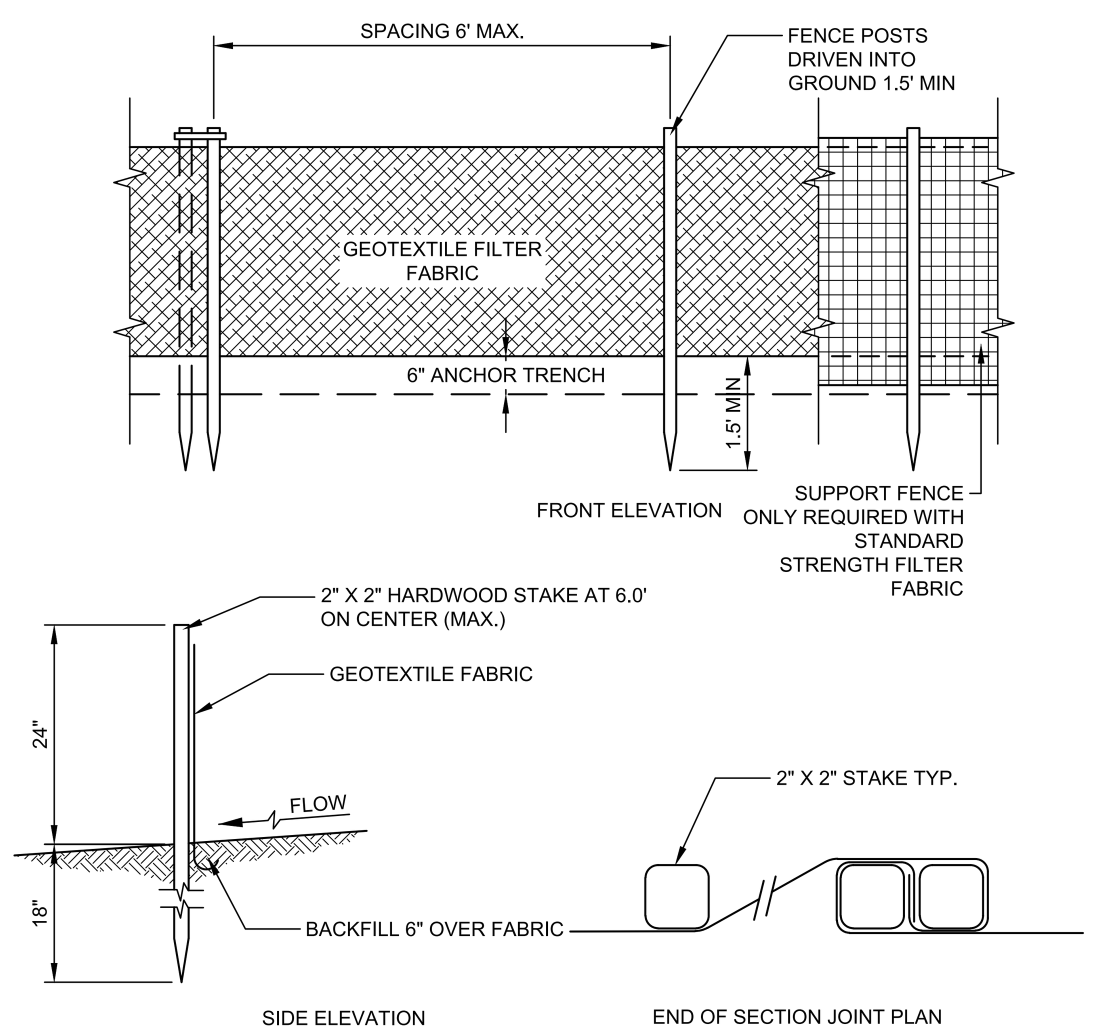
APPLY CHEMICAL FERTILIZER:
12-12-12 UNIFORMLY AT 800 LBS / ACRE

APPLY STRAW MULCH AT A RATE OF 2 TONS / ACRE, OR MULCH BLANKET IN AREAS AS SPECIFIED ON THE PLAN.

TEMPORARY SEEDING
50% ANNUAL RYE
50% SPRING OATS

APPLICATION RATE: 100 LBS PURE LIVE SEED / ACRE

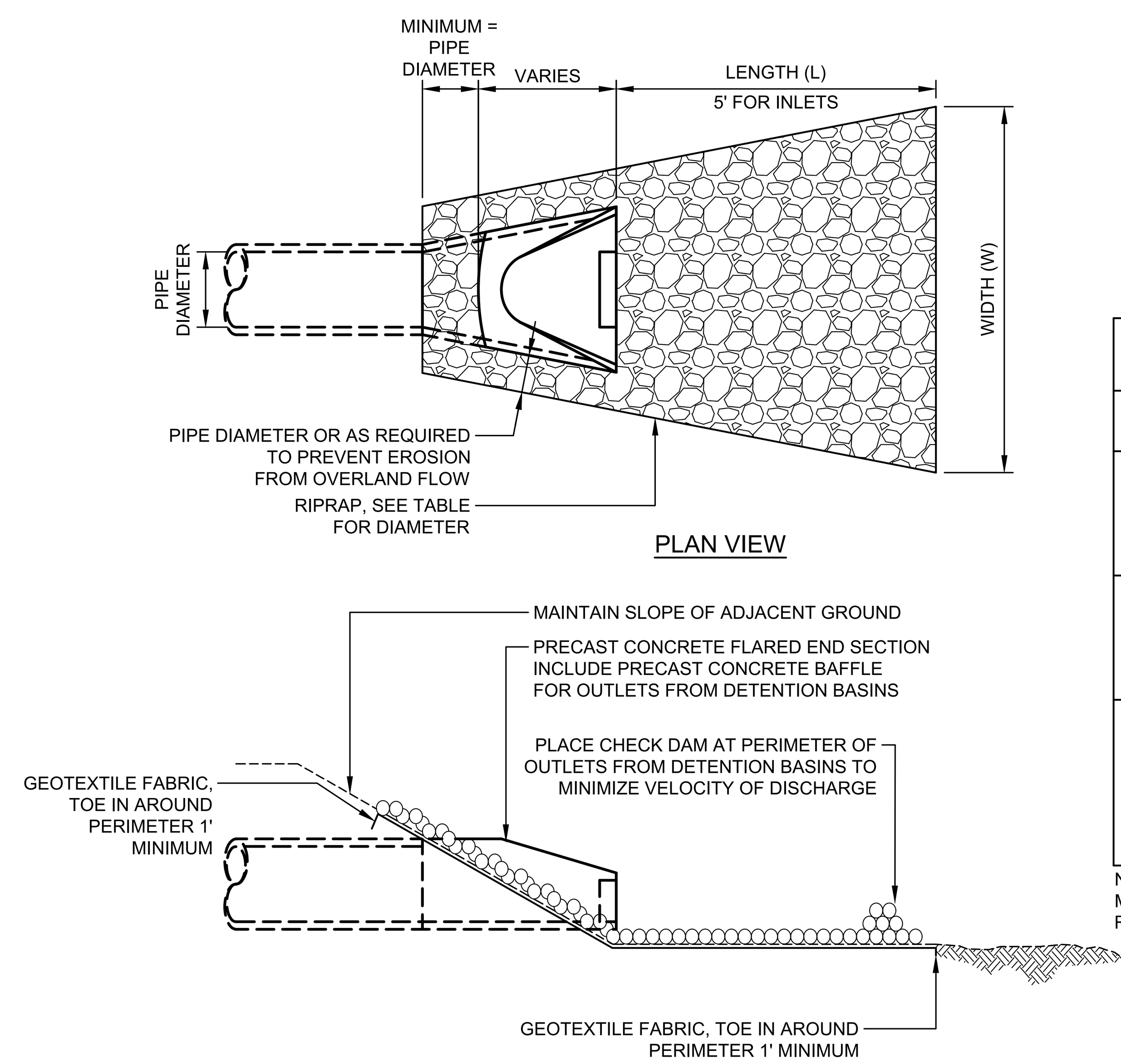
NATIVE SEEDING (POND BOTTOM)
6" TOPSOIL
STANTEC NURSERY SEED MIX "STORMWATER" OR SIMILAR
100 LBS PURE LIVE SEED / ACRE
FERTILIZE AND MULCH SAME AS PERMANENT SEED AREAS



SEDIMENT CONTROL FENCE
SCALE: NONE

SILT FENCE NOTES

1. THE HEIGHT OF SILT FENCE SHALL NOT EXCEED 36 INCHES ABOVE GROUND.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH.
7. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. WHEN EXTRA STRENGTH FILTER FABRIC IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
13. SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED

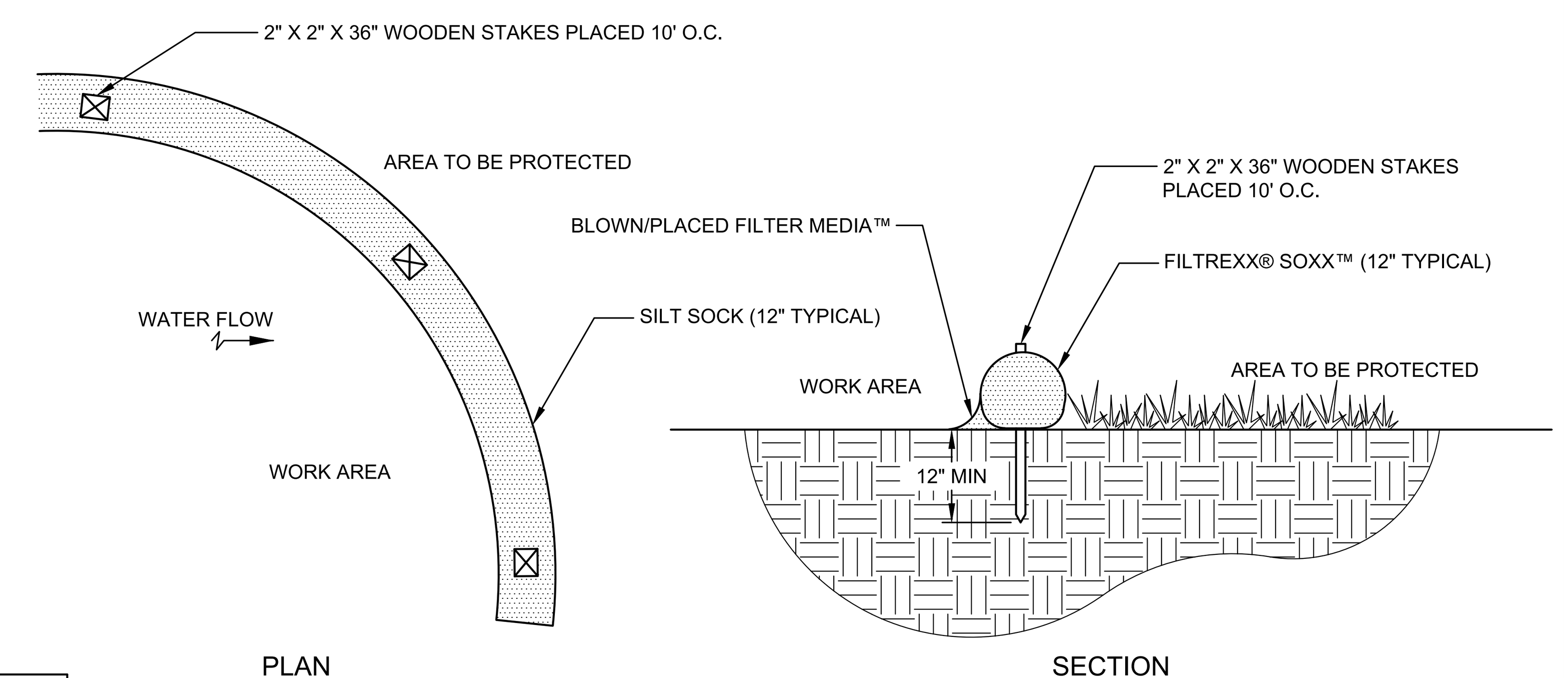


TYPICAL END SECTION DETAIL
SCALE: NONE

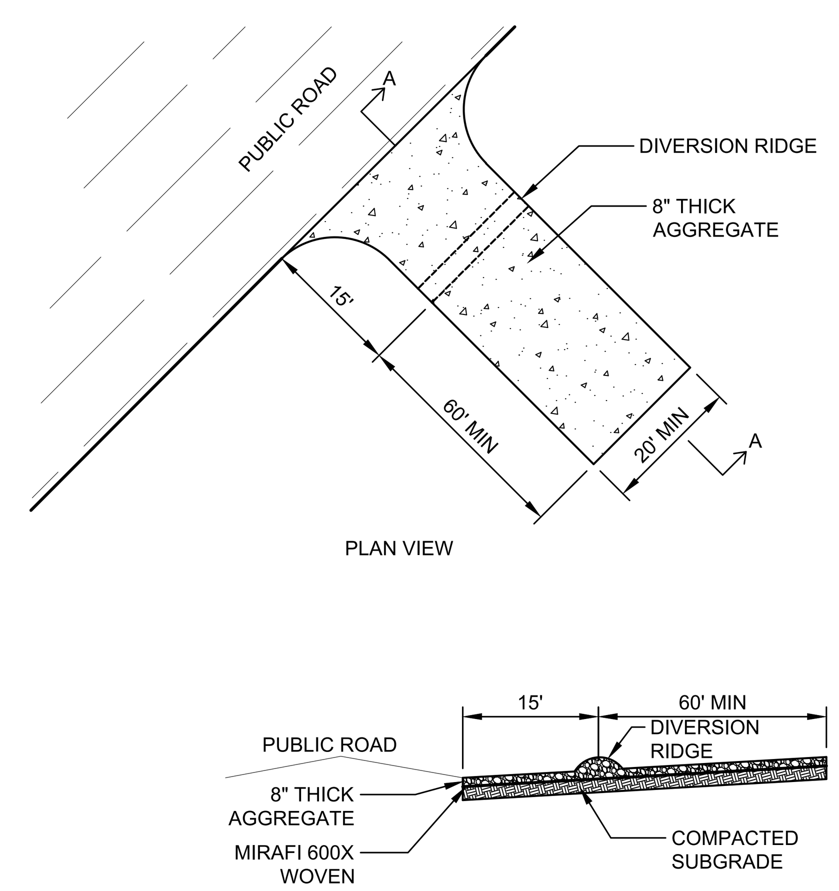
RIPRAP TABLE

PIPE DIA	LENGTH (FT)	WIDTH (FT)	RIPRAP Ø (IN)
12"	5'	8'	8" - 16" (PLAIN)
15"			
18"			
24"	10'	14'	8" - 16" (PLAIN)
30"			
36"			
42"	15'	20'	GREATER THAN 16" (HEAVY)
48"			
54"			
60"			

NOTE: THE ABOVE RIP-RAP DIMENSIONS ARE A MINIMUM. SEE PLAN FOR LOCATIONS REQUIRING ADDITIONAL RIP-RAP.



SILT SOCK DETAIL
SCALE: NONE



NOTES

1. UTILIZE EXISTING DRIVEWAY AND ADD STONE AS REQUIRED WHEN POSSIBLE.
2. ACCEPTABLE AGGREGATE
   a. ASTM D48 SIZE #1 (2" TO 3" DIA.)
   b. INDOT COARSE AGGREGATE NO. 2
   c. MDOT COARSE AGGREGATE 3x1 (3/4" TO 3" DIA.)
3. PLACE GEOTEXTILE OVER ENTIRE AREA PRIOR TO AGGREGATE PLACEMENT.
4. SURFACE WATER TO BE ROUTED AROUND CONSTRUCTION ENTRANCE WITH CULVERT UNDER ENTRANCE OR MOUNTABLE BERM AROUND ENTRANCE.
5. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC ROAD. PERIODIC PLACEMENT OF ADDITIONAL AGGREGATE MAY BE REQUIRED.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROAD SHALL BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC ROADS. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PROVIDE PERIODIC INSPECTION AND MAINTENANCE, INCLUDING AFTER EACH RAIN EVENT.

TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE

WIGHTMAN
1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46615
574.233.1841
www.gowightman.com

DANIEL E. YERKS
PE12000285

PROJECT NAME:
ELITE DESIGN CR-35 SUBDIVISION DPUD
COUNTY ROAD 35
GOSHEN, IN 46528

JH CONSTRUCTION
7165 W 650 N
SHIPSHEWANA, IN 46565

04 6/1/2026	REVISED PER TRC #3	BCW
03 5/22/2026	REVISED PER TRC #2	BCW
02 5/11/2026	REVISED PER TRC	BCW
01 4/1/2026	ISSUED FOR REVIEW	BCW
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REVISIONS

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SCALE: NONE

SITE DETAILS

JOB No. 260148
G002

LEGEND

EXISTING	PROPOSED	
C	C	CABLE
E	E	ELECTRIC LINE
OHE	OHE	ELECTRIC LINE (OVERHEAD)
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
		FENCE
FM	FM	FORCEMAIN
		GUARDRAIL
SA	SA	SANITARY SEWER
ST	ST	STORM SEWER
W	W	WATER MAIN
		CENTER LINE

EXISTING TREE LINE
EXISTING DITCH LINE
EASEMENT LINE/GRADING PERMIT
GRADING LIMITS/LIMITS OF DISTURBANCE
PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
TO BE ABANDONED

= ANTENNA
= CATCH BASIN
= CABLE RISER BOX
= CLEAN OUT
= CURB INLET
= ELECTRIC MANHOLE
= FIRE HYDRANT
= FOUND IRON PIPE
= GAS VALVE
= GUY ANCHOR
= LIGHT POLE
= MAILBOX
= MONITORING WELL
= POST
= SATELLITE DISH
= SANITARY MANHOLE
= SECTION CORNER
= SIGN

= PAVEMENT/SOIL BORING
= PROPOSED HYDRANT
= PROPOSED GATE VALVE & BOX
= PROPOSED GATE VALVE & VAULT
= PROPOSED REDUCER
= PROPOSED SANITARY MANHOLE
= PROPOSED STORM MANHOLE
= STORM MANHOLE
= TELEPHONE MANHOLE
= TELEPHONE RISER BOX
= TURNING POINT/TRAVERSE
= UTILITY POLE
= VAULT
= WATER ELEVATION
= WATER MANHOLE
= WATER METER
= WATER VALVE
= WATER SPIGOT
= WELL

TREE DESIGNATORS

BUSH
STUMP
CONIFEROUS TREE
DECIDUOUS TREE
CONIFEROUS TREE TO BE REMOVED
DECIDUOUS TREE TO BE REMOVED

0 30 45 60
1 inch = 30 ft.

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ELITE DESIGN CR-35 SUBDIVISION DPUD
COUNTY ROAD 35
GOSHEN, IN 46528

JH CONSTRUCTION
7165 W 650 N
SHIPSHEWANA, IN 46565

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02 5/11/2026 BCW
REVISED PER TRC

01 4/1/2026 BCW
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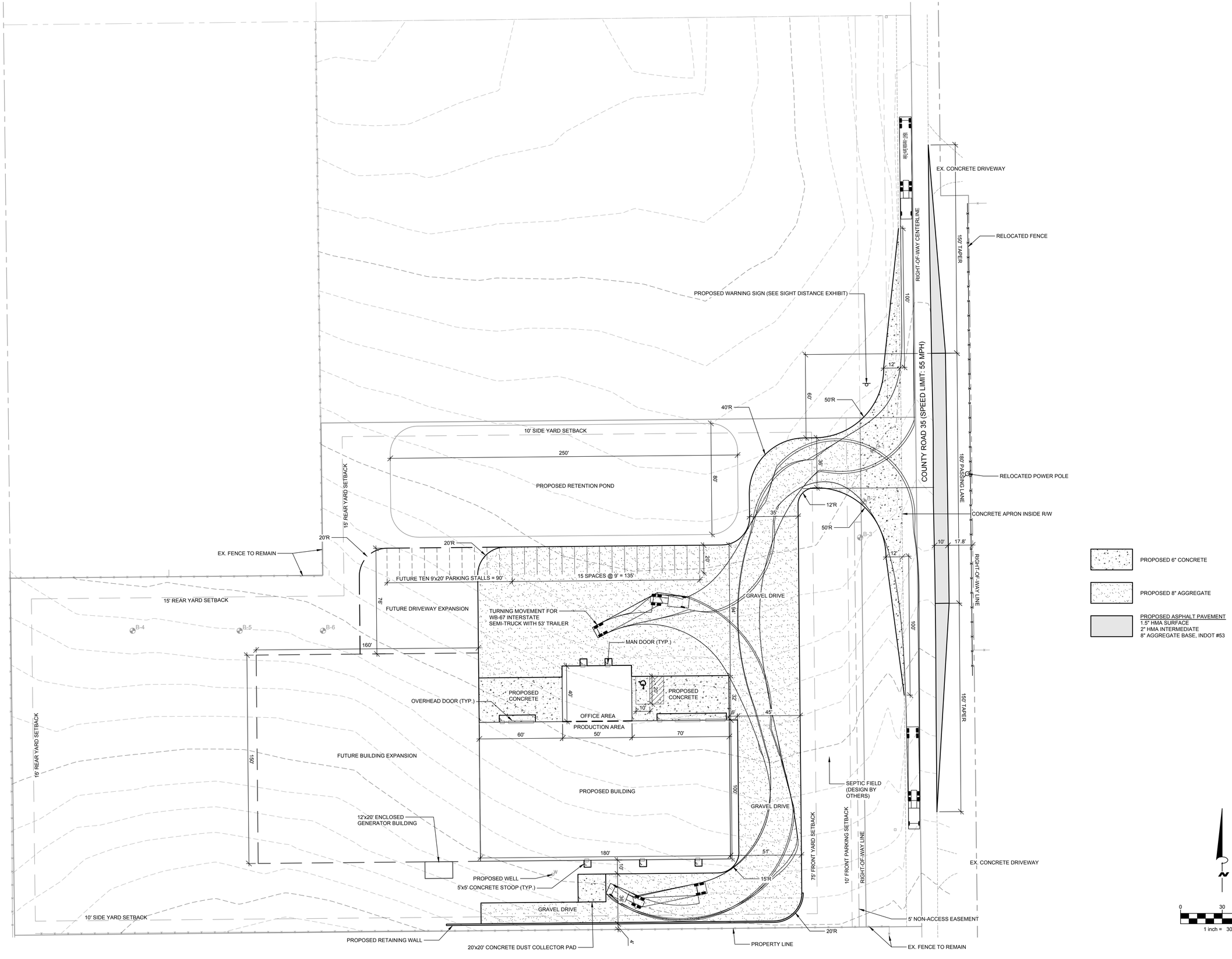
EXISTING CONDITIONS

JOB No. 260148
CD101



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DANIEL E. YERKS
PE12000285

PROJECT NAME:

ELITE DESIGN CR-35 SUBDIVISION DPUD
COUNTY ROAD 35
GOSHEN, IN 46528

JH CONSTRUCTION
7165 W 650 N
SHIPSHEWANA, IN 46565

04	6/1/2026 REVISED PER TRC #3	BCW
03	5/22/2026 REVISED PER TRC #2	BCW
02	5/11/2026 REVISED PER TRC	BCW
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SITE LAYOUT PLAN

JOB No. 260148
CP101

POND OVERFLOW WEIR DETAIL

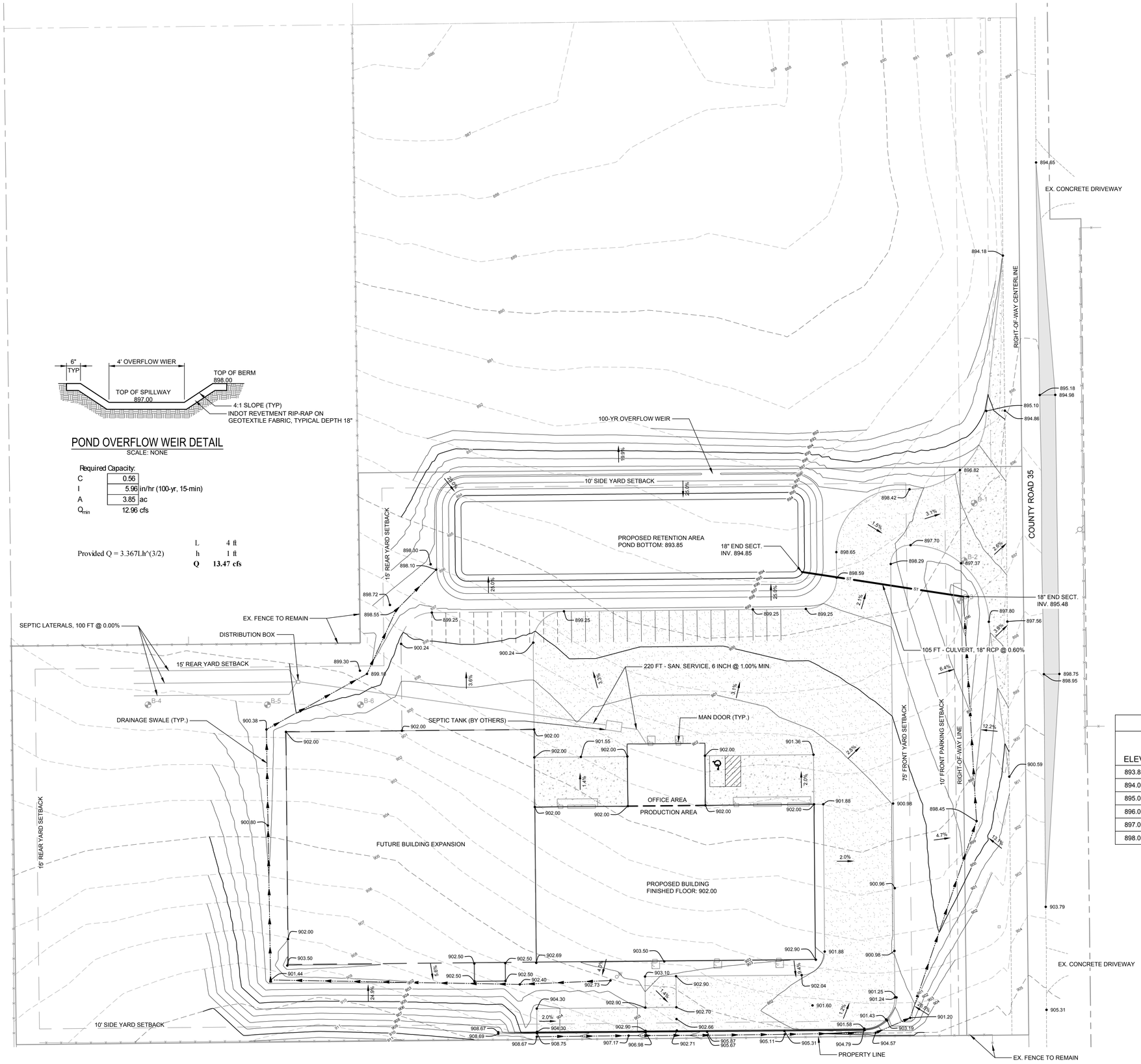
SCALE: NONE

Required Capacity:

C	0.56	
I	5.96	in/hr (100-yr, 15-min)
A	3.85	ac
Q_{min}	12.96	cfs

Provided Q = 3.367Lh^(3/2)

L	4 ft
h	1 ft
Q	**13.47 cfs**



LAND USE TABLE (INCL. FUTURE)			
Use	Area (Sft)	Area (ac)	C-value
Roof	44000	1.01	0.95
Concrete	4685	0.11	0.95
Gravel	44809	1.03	0.75
Unpaved	74234	1.70	0.20
Total	167728	3.85	0.565

C	0.565
I	5.28 in
A	167728 Sft
V=C*I*A	**41670 Cft**

RETENTION POND VOLUME

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	
893.85	9,928.19	N/A	N/A	0.00	BOTTOM OF POND
894.00	10,240.68	0.15	1512.67	1512.67	
895.00	12,381.26	1.00	11310.97	12823.64	
896.00	14,622.46	1.00	13501.86	26325.50	
897.00	16,964.14	1.00	15793.30	42118.80	TOP OF STORAGE
898.00	19,406.52	1.00	18185.33	60304.13	TOP OF POND

0 30 45 60

1 inch = 30 ft.

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DANIEL E. YERKS
PE12000285

PROJECT NAME:

ELITE DESIGN
CR-35 SUBDIVISION
DPUD
COUNTY ROAD 35
GOSHEN, IN 46528

JH CONSTRUCTION
7165 W 650 N
SHIPSHEWANA, IN 46565

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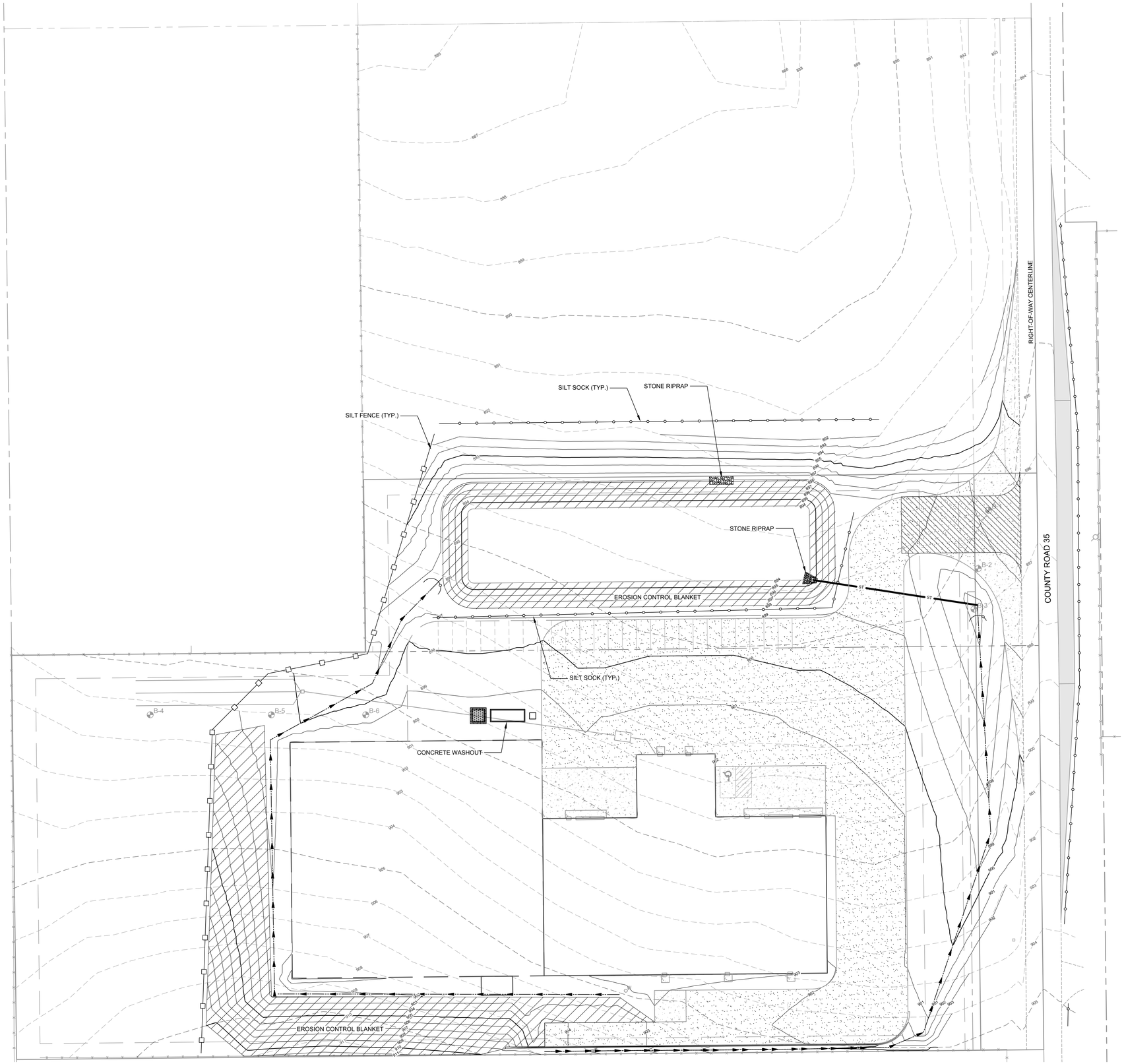
SITE GRADING PLAN

JOB No. 260148

CG101



TEMPORARY CONSTRUCTION ENTRANCE

EROSION CONTROL BLANKET

SILT FENCE

SILT SOCK

0 30 45 60

1 inch = 30 ft.

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DATE: MAR. 2026

SCALE: 1" = 30'

EROSION CONTROL PLAN

JOB No. 260148

CE101

NARRATIVE

ELITE DESIGN'S COUNTY ROAD 35 SUBDIVISON D.P.U.D.

Part of the Southeast Quarter of Section 32, Township 37 North,
Range 7 East, Middlebury Township, Elkhart County, Indiana.

Submittal Date:
April 6, 2026
Rev. May 21, 2026

Owners:
Maynard E. Yoder & Rosetta L. Yoder
Trustees of Yoder Revocable Living Trust
14737 State Road 4
Goshen, Indiana 46528-6508
Part of Parcel 20-08-32-400-030.000-034

Jeremy L. Yoder & Norma Yoder
14737 State Road 4
Goshen, Indiana 46528
Parcel 20-08-32-400-031.000-034

Developer:
JH Construction
c/o James Hiochstetler
7165 W 650 North
Shipshewana, Indiana 46565
260-350-0334
Jhskyline5@gmail.com

Property Address
4.93 acres of vacant lying north and adjacent to 60789 County Road 35,
Goshen, Indiana 46528
Tax Key Parcel No. 20-08-32-400-031.000-034 and
Part of 20-08-32-400-030.000-034

Surveyor:
Wightman
1402 Mishawaka Avenue
South Bend, Indiana 46615
574-233-1841
Terance D. Lang, PS No. 80040523
TLang@GoWightman.com

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, DESCRIBED AS:
BEGINNING AT A FOUND MAG NAIL WITH WASHER "0145" ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 THAT IS 1010.51 FEET SOUTH 00° 41' 57" EAST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 BEING MARKED BY A FOUND HARRISON MONUMENT; THENCE SOUTH 00° 41' 57" EAST ON SAID EAST SECTION LINE 366.59 FEET TO A FOUND MAG NAIL WITH WASHER "0145"; THENCE SOUTH 89° 26' 53" WEST 652.86 FEET TO A FOUND CAPPED 5/8" REBAR "0145"; THENCE NORTH 00° 41' 57" WEST PARALLEL WITH SAID EAST SECTION LINE 257.00 FEET TO A FOUND CAPPED 5/8" REBAR "2960008"; THENCE NORTH 89° 26' 53" EAST 225.00 FEET TO A FOUND CAPPED 5/8" REBAR "2960008"; THENCE NORTH 00° 41' 57" WEST PARALLEL WITH SAID EAST SECTION LINE 109.59 FEET TO A SET CAPPED 5/8"REBAR "0145"; THENCE NORTH 89° 26' 53" EAST 427.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.93 ACRES, MORE OR LESS.
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
BEARINGS ARE RELATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

DEVELOPMENT PROJECT OVERVIEW

This DPUD is to create one lot in this A-1 Agricultural zoned area. The common lot line will be moved approximately 110 feet north to accommodate proposed drainage facilities and improve sight distance along the county road. The owner wishes to construct a new business for whole furniture production. This would require a deviation in the A-1 Agricultural zoning ordinance in order to allow such business. Jeremy Yoder currently has the business in a rented space at 62172 County Road 33, Goshen. He wishes to relocate to this property with the future option to expand the business. This business has no relation to any other sites. This new site shall have direct access onto county Road 35 with gravel parking spaces provided. The structure shall consist of 2,000 square feet of office space and 18,000 square feet of production and warehousing. There are future plans of expanding the production and warehouse portion by an additional 24,000 square feet. All proposed drainage computations and parking have been shown to accommodate this expansion. There is a mix of single family, agricultural and commercial use adjacent to the site. This site has been chosen to meet the Owner's business needs. No nuisances

shall occur at the site; therefore, protections are not needed for adjacent residential homes.

DEVELOPMENT PROJECT DETAILS

This site currently is a cultivated farm field with agricultural, residential and commercial adjacent to the site. This project shall be developed in one phase, with room for future building expansion. Access to the site shall be along County Road 35. This site shall conduct general business during the hours of 5 am to 1 pm, Monday through Friday. The proposed generator shall run during these business hours. On an average day, the business generates 10 customer visits and two off-site semi-truck visits for pick-up and delivery of the products. The only outside storage considered is a dust collector. There are 15 current employees with 5 additional employees anticipated in the future. Parking shall be provided to meet required square footage needs, including future expansion. Land disturbance shall be greater than one acre and be addressed accordingly with a SWPPP filing prior to final construction measures. All construction shall be subject to approval by Elkhart County design specification. This development shall contain all water runoff produced and have no major effect on adjacent parcels.

DEVIATIONS FROM ZONING ORDINANCE STANDARDS

A deviation from the A-1 Agricultural zoning district standards is requested to permit a wholesale furniture production shop on the subject parcel. A second deviation is requested to waive all landscape buffer requirements.

WATER AND SANITARY SEWER SYSTEMS

The proposed site shall have onsite septic and a private well. All appropriate documents shall be filed and approved with Elkhart County Health Department.

TRAFFIC

The addition of this business shall have low impact on traffic concerns along County Road 35.

STORMWATER

This development shall have an on-site retention basin. Runoff produced shall be directed by the natural slope of the land and via a culvert to a retention basin. Calculations include future building expansion. This development shall meet the requirements of Elkhart County and not create any additional runoff onto adjacent properties. Appropriate SWPPP filing shall occur prior to any construction.

PLANNING & DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

TO: Plan Commission

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

SUB: Approvals of Plan Commission Recommendations

The following petition was **APPROVED / ACCEPTED** at the May 18th, 2026, Elkhart County Commissioners' meeting:

1. Petitioner: Christopher Cory White
   Petition: for a zone map change from M-1 to A-1.
   Location: south side of CR 6, 1,980 ft. west of CR 21, common address of 19872 CR 6, Bristol, IN 46507 in Washington Township. *(RZ-0047-2026)*
   Plan Commission Vote: Yes: 8; No: 0; Absent: 1
   Remonstrators Present: No
   Development Issues: No

2. Petitioner: Edward A. Shidler and Tammy L. Shidler, Husband & Wife
   Petition: for a zone map change from R-2 to A-1.
   Location: west side of Eagle St., 680 ft. west of East County Line Rd., north of CR 4, common address of 51861 East County Line Rd., Middlebury, IN 46540 in York Township. *(RZ-0048-2026)*
   Plan Commission Vote: Yes: 8; No: 0; Absent: 1
   Remonstrators Present: No
   Development Issues: No

3. Petitioner: Krystofer J. W. Yacks & Allison M. Yacks, Husband & Wife
   Petition: for a zone map change from R-1 to A-1.
   Location: east side of CR 7, 2,650 ft. south of Mishawaka Rd., common address of 58416 CR 7, Elkhart, IN 46517 in Concord Township. *(RZ-0072-2026)*
   Plan Commission Vote: Yes: 8; No: 0; Absent: 1
   Remonstrators Present: No
   Development Issues: No

4. Petitioner: Star Property Real Estate Company, LLC Michiana Capital Investments Group, LLC represented by Freedom Builders
   Petition: for an amendment to an existing DPUD M-1 known as ***MICHIANA CAPITAL INVESTMENTS DPUD M-1*** to allow for additional signage.
   Location: northeast corner of SR 13 & CR 30, common address of 61790 SR 13, Goshen, IN 46528 in Clinton Township. *(DPUD-0042-2026)*
   Plan Commission Vote: Yes: 8; No: 0; Absent: 1
   Remonstrators Present: No
   Development Issues: No

5. Petitioner: The Elkhart County Advisory Plan Commission
Petition: Development Ordinance (Section 158.05, 158.06) – Text Amendment: Shipping Containers as Accessory Structures and Revisions to Storage and Screening Standards. The proposed text amendment would add Section 158.05(12) to establish standards for the use of shipping containers as detached accessory structures, distinguishing between personal storage and living space uses, and specifying zoning districts in which such uses are allowed by right, allowed by Special Use Permit, or prohibited.
Location: The geographic area to which the proposed amendments to the text of the Elkhart County Zoning Ordinance applies is all lands within Elkhart County, including all the Townships: Cleveland, Osolo, Washington, York, Baugo, Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke, Union, Jackson and Benton, but excluding the jurisdictions of the City of Goshen, the City of Elkhart, and the Town of Nappanee.
Plan Commission Vote: Yes: 6; No: 2; Absent: 1
Remonstrators Present: No
Development Issues: Concerns over property rights.

6. Petitioner: Triple I Enterprises LLC represented by Abonmarche Consultants
Petition: for secondary approval of a 13-lot major subdivision to be known as ***HIDEAWAY AT HERITAGE PINES, PHASE ONE.***
Location: south side of SR 120, 3,620 ft. west of CR 35, in York Township.
Plan Committee Vote: Yes: 5; No: 0 *(MA-0091-2026)*
Remonstrators Present: No
Development Issues: No