

AGENDA

ELKHART COUNTY PLAN COMMISSION

March 12, 2026

9:30A.M.

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

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 12th day of February 2026.

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

PRIMARY APPROVAL

9:30 A.M.

(WARNER)

- A. Petitioner: River Bend Development Group, LLC & Lozier Corporation **(page 6)**
represented by WIGHTMAN
Petition: for a zone map change from A-1 to DPUD R-3 and for primary approval of a 1-lot minor subdivision to be known as **RIVERBEND TOWNHOMES DPUD.**
Location: north side of CR 16, 550 ft. west of CR 116, in Middlebury Township.
(DPUD-0747-2025)

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.
- Developmental Ordinance updates for 2026.
- Board Attorney Transition.

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 1/1/22 – 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 12TH DAY OF FEBRUARY 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, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller, Angie Brenneman.

Absent: Brian Dickerson.

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 8th day of January 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Miller/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 Development Ordinance (Section 158.04) -. Text Amendment: Addition of Bristol Development Overlay District. The proposed text amendment would establish special development standards within three (3) overlay districts within Bristol - Bristol Downtown Corridor District, Bristol Transitional Corridor District, and Bristol South Division Corridor District. The amendment includes regulations addressing permitted and prohibited uses, including restrictions on agricultural uses, tattoo parlors, and smoke shops in certain districts; building placement and form standards; accessory uses and structures; parking standards; landscaping and buffering standards; lighting standards; and sign regulations for the Town of Bristol on property located within the incorporated Town of Bristol limits, was presented at this time.

Mae Hope, Planning presented the Town of Bristol Development Ordinance Amendment. She noted that the Town of Bristol will be the first Town to take advantage since the overlay was put in place back in 2023. She explained that this will be for a downtown area.

Angela Smith, Jones Petrie Rafinski, 325 S. Lafayette Blvd., South Bend, was present representing the petitioner. She explained to the board that her career background has been with municipal planning in St. Joseph County. She further stated she has worked on other town ordinances such as: North Liberty, Lakeville, Osceola, and the City of South Bend. She stated when she joined the JPR team she was told that the Town of Bristol had been wanting to do something specific with the downtown area. She added she has been working with Bristol and the Town Manager for 7 months, going over their concerns and how to codify something for the town specifically. Mrs. Smith clarified the proposed amendment would only apply to new development. She further stated anything that is already existing is grandfathered in per zoning standards. She presented a slide show that would show standards specifically for the core downtown which would include reduced setbacks. She

explained that the proposed buildings setbacks are right at the property line. She stated this would allow new buildings to be at the property line and not thirty feet from the property line which would be uncharacteristic of their historic downtown. She mentioned the State Road 15 corridor has new industrial buildings coming to the area, and she stressed if there are not a set of standards for a small town it tends to lead to development that's not conducive to a nice corridor to the community. She indicated on the map what areas this standard will apply to. She mentioned they held a couple of public meetings, one which was open to the general public and the other where local business owners along the State Road 15 corridor were invited. She mentioned the owner of Thor expressed to them how this may impact future development. She explained their main goal is moving building towards the street with enough room to have a row of parking in the front of the building with additional screening. She went on to say with having some maximum setbacks encourages parking behind the building to ensure screening for outdoor storage. She mentioned the public's concerns have been that there has not been proper screening. She expressed these standards are not any different from most other communities. She stated they want to keep a softened view entering the community. She also stated another standard is the elimination of minimum parking standards in the downtown districts that has become a trend in smaller communities, so businesses can utilize this area without having to meet a 30 parking space minimum requirement. She stressed that standard to the downtown core. She mentioned not allowing A-1 zoning in the future that Bristol does not want to annex a large agricultural area that isn't intended for manufacturing. She went on to say having chickens downtown has also been an issue. She stated there will be dark sky lighting requirements that will benefit neighboring landowners. Mr. Rogers asked if there were any remonstrators at these meetings. Mr. Clark asked what was the biggest concern that the businesses gave them. Mrs. Smith responded, they did not express any concerns, and businesses were excited about the parking elimination. Mr. Rogers asked if a standard billboard is not allowed in the Town. Mrs. Smith stated Bristol has its own sign ordinance. Mrs. Smith stated there would be no signs allowed over 150 sq.ft. Mr. Rogers asked about existing billboard signs. Mrs. Smith stated they would be grandfathered in. Mr. Miller asked if a bike path would be addressed in the overlay. Mrs. Smith stated no there is nothing in the ordinance in regard to transportation, as it only applies to the non-right-of-way portions of property. Mrs. Brenneman asked if anyone representing agriculture in remonstrance was present at the meetings. Mrs. Smith stated no one was present in remonstrance at the meeting. Mrs. Snyder noted new standards along SR 15 will be huge for the future. Mrs. Smith mentioned they were hearing complaints about, what the entrance of the Town looks like. Mr. Clark asked if the Town wanted to loosen County wide standards or only go more restrictive. Mrs. Smith stated it goes both ways. She mentioned setbacks and parking is a loosening. Ms. Hope explained the density in Town makes less restrictive standards appropriate from county standards.

Mike Yoder, Town Manager of Bristol, 303 Vistula St., Bristol, was present. He expressed their has been conflict in regard to past billboard signs. He stated to this day one is still held up in legalities. He said they focused a lot on standards for the Town entrance at SR 15 since new businesses are coming in to the area. Mr. Clark asked what the new businesses thought about the new ordinance. Mr. Yoder stated Cross Trailers is the newest business, and they already have plans to meet the standards.

There were no remonstrators present.

A motion was made and seconded (*Miller/Rogers*) that the public hearing be closed, and the

motion was carried with a unanimous vote.

Mr. Clark stated he always gets nervous when property rights are limited. He went on to say that he also agrees with local control and has no issues with this.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Lori Snyder that the Advisory Plan Commission recommend to the Board of County Commissioners and Town Council of Bristol that this request for an Elkhart County Development Ordinance Amendment for the Town of Bristol Overlay be approved.

Vote: motion carried by unanimous roll call vote (summary: Yes = 8)

Yes: Philip Barker, Steven Edwards, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller, Angie Brenneman.

5. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil reported on the January 20, 2026 County Commissioners Meeting approvals. He added at the January 15, 2026 Town of Bristol Meeting the development known as **BRISTOL COMMONS DPUD R-3** was denied. Lori Snyder asked for further details concerning the denial at the Bristol Town Council. Mr. Auvil stated his belief was the Bristol Town Council thought the density of this project was too much for this area. Mrs. Snyder stated it did follow all the County parameters. Mr. Auvil stated that was correct. He expanded the density with Town utilities have been supported. He went on to say the Town Council took surrounding neighbors in opposition to this project into consideration. Mrs. Snyder asked if they were considering reducing the amount of units. Mr. Auvil stated he did not believe so. Mr. Miller asked if they had scaled back from their original number of units. Mr. Auvil stated no; they had offered more screening and buffering.

6. Mae Hope presented the South Benton TIF Expansion.

She explained this is to add the NIPSCO project that was approved earlier this year into the TIF to capture the tax dollars.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Brad Rogers that the South Benton TIF expansion be approved, and the motion was carried with a unanimous vote.

7. Mae Hope presented the appointment of Jim Kolbus as Hearing Officer Alternate.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Miller that Jim Kolbus be appointed as Hearing officer Alternate be approved, and the motion was carried with a unanimous vote.

8. A motion was made and seconded (*Miller/Warner*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 9:57 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: March 12, 2026

Transaction Number: DPUD-0747-2025.

Parcel Number(s): 20-08-11-100-009.000-034, 20-08-11-100-025.000-034, 20-08-11-100-029.000-034.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to DPUD R-3 and for primary approval of a 1-lot minor subdivision to be known as RIVERBEND TOWNHOMES DPUD.

Petitioner: River Bend Development Group, LLC, represented by Wightman.

Location: North side of CR 16, 550 ft. west of CR 116, 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	Vacant
North	M-2	Town of Middlebury - Manufacturing
South	DPUD R-3 & A-1	Town of Middlebury - Two-Family Residential & Single-Family Residential
East	M-2	Town of Middlebury - Vacant
West	A-1	Town of Middlebury - Cemetery

Site Description: The subject property consists of three parcels totaling 11.76 acres. One parcel (1.13 acres) is a retention area for the property to the north and will serve as the retention area for the new development. The other two parcels are vacant.

History and General Notes:

- **October 20, 2025** – The Board of County Commissioners accepted a withdrawal of a zone map change from A-1 & M-2 to DPUD R-3 (PC-2025-13).
- **October 20, 2025** – The Middlebury Town Council accepted a withdrawal of a zone map change from A-1 & M-2 to DPUD R-3 (MD-2025-13).

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 R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or in close proximity to a municipality.

Plan Commission Staff Report (Continued)

Hearing Date: March 12, 2026

Staff Analysis: The purpose of this rezoning petition is to develop a large multi-family residential development.

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 Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable to what would be expected in a transitional area near a town or city.
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. The subject property is in a mixed-use area adjacent to an existing higher-density residential development in the Town of Middlebury.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Middlebury utilities.

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

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD - Rezoning, Plat & Site Plan

DPUD-0747-2025

Date: 11/26/2025 Meeting Date: February 12, 2026
Plan Commission Hearing (PUD) Transaction #: DPUD-0747-2025

Description: for a zone map change from A-1 to DPUD R-3 and for primary approval of a 1-lot minor subdivision to be known as RIVERBEND TOWNHOMES DPUD

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>
Wightman	Lozier Corporation	River Bend Development
1402 E. Mishawaka Ave.	6336 Pershing Dr	Group, Llc
South Bend, IN 46615	Omaha, NE 681101100	420 N Main St Suite 1
		Middlebury, IN 46540

Site Address: 00000 County Road 16 MIDDLEBURY, IN 46540	Parcel Number: 20-08-11-100-009.000-034 20-08-11-100-025.000-034 20-08-11-100-029.000-034
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Township: Middlebury
Location: NORTH SIDE OF COUNTY ROAD 16, 550 FT. WEST OF CR 116

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: A-1 NPO List:

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:



Middlebury

E Warren St

GR 16

GR 16

River Park Dr

River Park Dr

River Park Dr

GR 16

0 37 74 111 148 Meters



0 160 320 480 Feet

N



DPUD-0747-2025



0 58 116 174 232 Meters



0 250 500 750 Feet

N





0 91 182 273 364 Meters

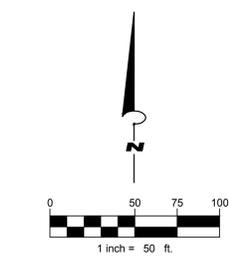
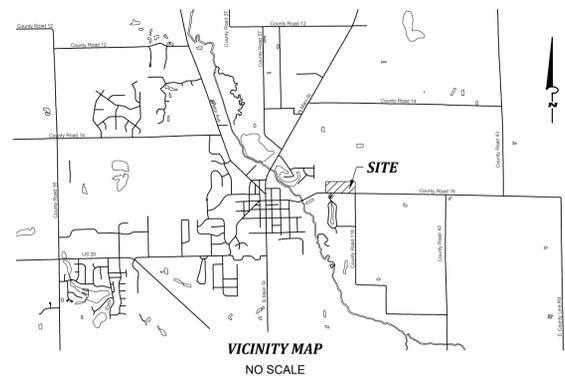


0 390 780 1170 Feet



"RIVERBEND TOWNHOMES DPUD"

IN PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA.



- SOIL CLASSIFICATION**
THE ENTIRE SITE IS CLASSIFIED AS:
BixA - BRISTOL LOAMY SAND, 0-2% SLOPE
- LEGEND**
- = FOUND IRON
 - ▲ = FOUND PK NAIL
 - (m) = MEASURED
 - (r) = RECORDED
 - = EXISTING TREE
 - = PROPOSED BIKE RACK
 - ⊗ = PROPOSED STREET LIGHT
 - ⊕ = SOIL BORING LOCATION

TABULATED DATA: POST-CONSTRUCTION

BUILDINGS	SQ. FT.	ACRE	%
CONCRETE	85,653	2.08	19.77
ASPHALT	38,140	0.88	8.34
OPEN AREA	90,411	0.95	18.74
TOTAL	243,018	5.58	53.15
(RAW AREA IS EXCLUDED)	457,241	10.50	100.00

- EASEMENT LEGEND**
- (A) = RECREATION TRAIL EASEMENT
 - (B) = 30' UTILITY EASEMENT
 - (C) = 75' FRONT BUILDING SETBACK LINE
 - (D) = 10' SIDE BUILDING SETBACK LINE
 - (E) = 20' REAR BUILDING SETBACK LINE
 - (F) = MONUMENT SIGN PER ORDINANCE WITH 3' FRONT SETBACK

LEGAL DESCRIPTION PER DOCUMENT NO. 2021-14999, ELKHART COUNTY RECORDS:

TRACT 1:
A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 210203 CERTIFIED ON MARCH 8, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST); COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO TOWN COUNCIL OF MIDDLEBURY, INDIANA IN ELKHART COUNTY DEED RECORD 2006-20383, A DISTANCE OF 444.00 FEET TO A REBAR WITH CAP; THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 174.98 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 134.52 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 363.22 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 135.16 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 137.14 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 444.45 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 16, A DISTANCE OF 676.34 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID IN SURVEY TO CONTAIN 5.76 ACRES MORE OR LESS.

TRACT 2:
A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 210203 CERTIFIED ON MARCH 8, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST); COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A REBAR ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 673.34 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 174.98 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 134.52 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 363.22 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 135.16 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 137.14 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 444.45 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 16, A DISTANCE OF 676.34 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID IN SURVEY TO CONTAIN 5.76 ACRES, MORE OR LESS.

EXCEPTING THE EAST 100' OF THE ABOVE DESCRIBED PARCEL.
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
(COMMONLY DESCRIBED AS ELKHART COUNTY PARCEL NO. 06-11-100-025-034 & 06-11-100-029-034)

DEVIATION FROM ZONING ORDINANCE:
1. THIS PARCEL SHALL REQUIRE A R-3 MULTIFAMILY DESIGNATION.
2. REQUIRED BOUNDARY BUFFER SCREENING ALONG THE SOUTH PROPERTY LINES SHALL OCCUR, PROVIDING 13 EXISTING OAKS TREES AND 40 PROPOSED EVERGREEN TREES. REQUIRED BUFFER SCREENING ALONG THE EAST PROPERTY LINE SHALL CONSIST OF THE EXISTING NATURAL TREE LINE FOR SCREENING WITHIN THE 100' ADJACENT PARCEL TO THE AGRICULTURAL USE WITH A SINGLE FAMILY HOUSE.

- GENERAL NOTES**
- PROPOSED LAND USE: MULTI FAMILY.
 - CURRENT ZONING: A-1 AGRICULTURAL (ELKHART COUNTY).
 - PROPOSED ZONING: R-3 MULTI FAMILY DISTRICT (ELKHART COUNTY).
 - BASES FOR HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD 88; INDIANA STATE PLANE, EAST ZONE, US SURVEY FOOT; 1' INTERVAL CONTOURS.
 - GROUND WATER DEPTH IS GREATER THAN 7 FEET.
 - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 180392019D 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.
 - DRAINAGE: THE SUBDIVISION OF THIS PARCEL SHALL NOT CONSTITUTE ANY MAJOR WATER RUNOFF TO ADJACENT PARCELS OR WITHIN THE PERIMETER OF THIS SITE.
 - WATER SUPPLY AND SEWAGE DISPOSAL: TOWN OF MIDDLEBURY'S SANITARY SEWER AND MUNICIPAL WATER IS ADJACENT TO SITE.
 - STREET IMPROVEMENT: THERE SHALL BE ONE ENTRANCE DRIVE WITH ACCELL - DECEL LANE DESIGNED TO MEET ENGINEERING STANDARD REQUIREMENTS.
 - ELKHART COUNTY RESTRICTION SHALL BE IN EFFECT FOR THIS PROPERTY.
 - SIGNAGE SHALL CONFORM TO THE ZONING ORDINANCE 158.08. MAXIMUM SIZE 32 SQUARE FEET. MAXIMUM HEIGHT 4'.
 - TWO STREET LIGHTS SHALL BE PROVIDED AS SHOWN ALONG WITH ONE DUSK TO DAWN LIGHT ATTACHED TO THE BUILDING, AT EACH TOWN HOME ENTRANCE.
 - NO FENCING PROPOSED AT THIS TIME.
 - BUILDING ENTRANCES TO BE DETERMINED.
 - NO ADDITIONAL RIGHT OF WAY NEEDED ALONG COUNTY ROAD 16.
 - THERE SHALL BE NO BASEMENTS AT THE SITE.
 - APPROVED SWPPP REPORT SHALL BE IN PLACE PRIOR TO ALL CONSTRUCTION.

PARKING SPECIFICATIONS
MULTI-FAMILY: 1.5 SPACES PER BEDROOM UNIT, 2 SPACES PER 2 OR MORE BEDROOM UNITS.
112 UNITS (NUMBER OF BEDROOMS TO BE DETERMINED).
MAXIMUM SPACES REQUIRED: 224; SUPPLIED: 248 SPACES (236 STANDARD SPACES @ 9'X20' HANDICAP SPACES @ 13'X20').

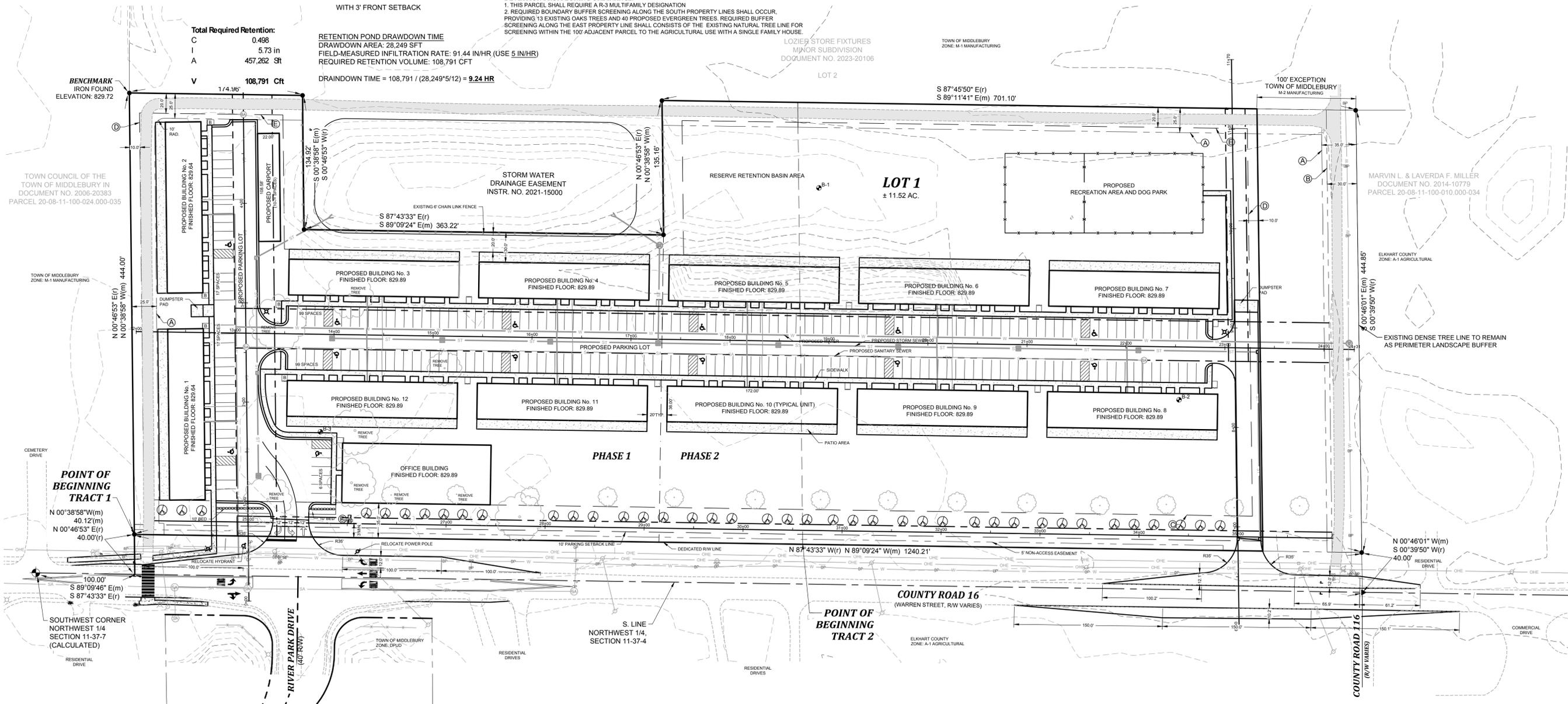
LANDSCAPE SPECIFICATIONS
REQUIRED PARKING AREA BUFFER: 10' BED AREA WITH 4' HIGH COMPACT HEDGE PLANTED 3' ON CENTER
PROPOSED - 24 EVERGREEN SHRUBS
REQUIRED BOUNDARY BUFFER: CLASS 1 BUFFER AREA ALONG THE EAST AND SOUTH PROPERTY LINES.
PROPOSED - EAST PROPERTY LINE SHALL UTILIZE THE EXISTING TREE LINE IN THE EXISTING CONFIGURATION.
PROPOSED - SOUTH PROPERTY LINE SHALL UTILIZED THE 13 EXISTING OAK TREES ALONG WITH 40 PROPOSED EVERGREEN TREES, PLANTED AS SHOWN.

- PROPOSED LANDSCAPE LEGEND**
- = COMPACT EVERGREEN SHRUB
 - ⊕ = EVERGREEN TREE

Total Required Retention:

C	0.498
I	5.73 in
A	457,262 Sft
V	108,791 Cft

RETENTION POND DRAWDOWN TIME
DRAWDOWN AREA: 28,249 SFT
FIELD MEASURED INFILTRATION RATE: 91.44 IN/HR (USE 5 IN/HR)
REQUIRED RETENTION VOLUME: 108,791 CFT
DRAWDOWN TIME = 108,791 / (28,249*5/12) = 9.24 HR



WIGHTMAN

1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46615
574.233.1841

www.wightman.com

DANIEL E. YERKS
PE1200285

PROJECT NAME:
CR16 APARTMENTS SITE PLAN
COUNTY ROAD 16
MIDDLEBURY, IN 46540

RIVERBEND DEVELOPMENT GROUP, LLC
420 N. MAIN ST, STE 1
MIDDLEBURY, IN 46540

04/12/2026	BCW
SUBMITTED FOR REZONING	
03/8/2025	BCW
REVISED PER TOWN OF MIDDLEBURY	
02/7/16/2025	BCW
ISSUED FOR REVIEW	
01/5/21/2025	BCW
ISSUED FOR REVIEW	
00	
PRELIMINARY - NOT FOR CONSTRUCTION	

REVISIONS

DATE: DEC 2024
SCALE: 1" = 50'

DPUD SITE PLAN

JOB NO. 242680
1 OF 2



WIGHTMAN

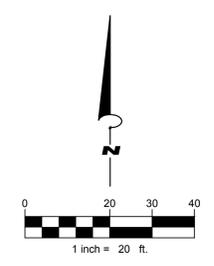
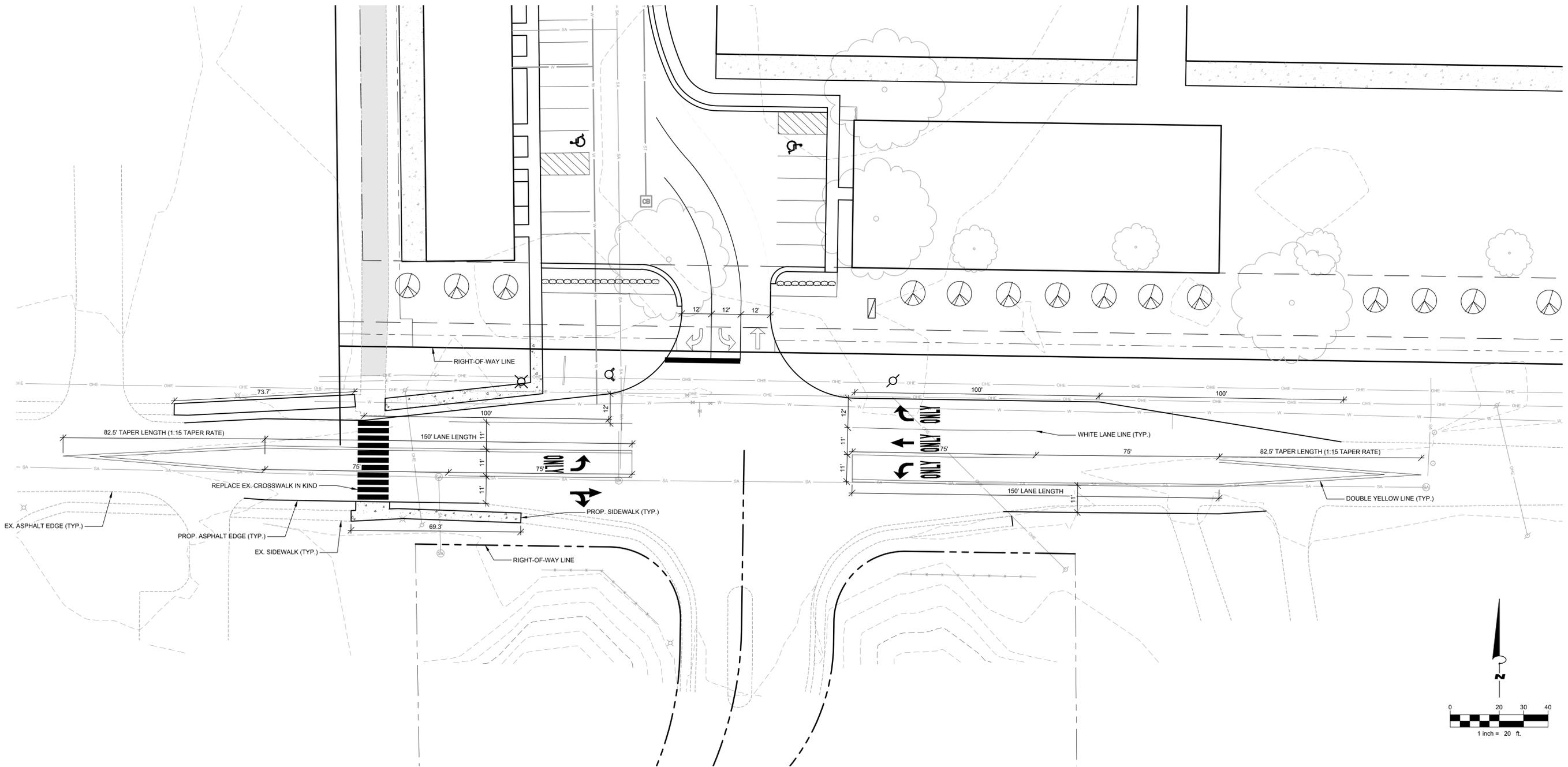
1402 MISHAWAKA AVE.
SOUTH BEND, IN. 48615
574.233.1841

www.gowightman.com

DANIEL E. YERKS
PE12000285

PROJECT NAME:
CR16 APARTMENTS SITE PLAN
COUNTY ROAD 16
MIDDLEBURY, IN 46540

RIVERBEND DEVELOPMENT
GROUP, LLC 420 N. MAIN ST.
STE 1 MIDDLEBURY, IN 46540



- 03 8/21/2025 BCW
REVISED PER TOWN OF
MIDDLEBURY
- 02 7/16/2025 BCW
ISSUED FOR REVIEW
- 01 5/21/2025 BCW
ISSUED FOR REVIEW

00 PRELIMINARY - NOT FOR
CONSTRUCTION

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DATE: DEC 2024
SCALE: 1" = 20'

**PROPOSED
INTERSECTION**

Riverbend Townhomes DPUD

Part of the Northwest Quarter of Section 11, Township 37 North, Range 7 East,
Middlebury Township, Elkhart County, Indiana.

Owner

River Bend Development Group, LLC

420 North Main Street
Middlebury, Indiana 46540

Property Address

Vacant land west and adjacent to 11725 County Road 16, Middlebury, Indiana
Tax Key Parcel No. 08-11-100-025-034 08-11-100-029-034 08-11-100-008-035

Prepared by:

Land Surveyor: Wightman

1402 Mishawaka Avenue
South Bend, Indiana 46615
574-233-1841

Terance D. Lang, PS No. 80040523

TLang@GoWightman.com

July 29, 2025

Revised November 25, 2025

Revised December 16, 2025

LEGAL DESCRIPTION PER DOCUMENT NO. 2021-14999, ELKHART COUNTY RECORDS:

TRACT 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 210203 CERTIFIED ON MARCH 8, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST): COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO TOWN COUNCIL OF MIDDLEBURY, INDIANA IN ELKHART COUNTY DEED RECORD 2006-20383, A DISTANCE OF 444.00 FEET TO A REBAR WITH CAP; THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 174.96 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 134.92 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 363.22 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 135.16 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 137.14 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 444.45 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 16, A DISTANCE OF 675.34 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID IN SURVEY TO CONTAIN 5.76 ACRES MORE OR LESS.

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 210203 CERTIFIED ON MARCH 8, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST): COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A REBAR ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 675.34 FEET TO A REBAR WITH CAP (ALS FIRM 0135) SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 444.45 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 503.96 FEET TO A 3/4" PIPE ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MARVIN L. AND LAVERDA F. MILLER IN ELKHART COUNTY DEED RECORD 2014- 10779; THENCE SOUTH 00 DEGREES 39 MINUTES 50 SECONDS WEST, WITH THE WEST LINE OF SAID MILLER LAND, A DISTANCE OF 444.85 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 16, A DISTANCE OF 564.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID IN SURVEY TO CONTAIN 5.78 ACRES, MORE OR LESS.

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

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

1. Intention for ownership

The current owners of this site wish to construct (12) 2-story apartment buildings, one carport and a building to accommodate an office for the site. The site is currently zoned A-1 Agricultural in Elkhart County and M-2 in the Town of Middlebury and will need a zoning change to R-3 Multi Family District. The site is 11.51 acres and currently vacant. It lies adjacent to the Town of Middlebury. There will be a total of 112 units. The site shall be

serviced by Town of Middlebury's municipal water and sanitary sewer. All Parking lots shall be asphalt with adjacent concrete sidewalks provided. The site shall utilize the existing trees in conjunction with proposed trees for screening and foundation landscaping. On-site drainage is being directed to an existing retention basin located on adjacent property. A Drainage Easement Agreement exists for the adjacent parcel's use.

2. Phasing of Project

Phase 1 construction, a portion of the site, is scheduled to begin in the spring of 2027. Phase 2 construction shall proceed after the final completion of Phase 1 construction and occupancy permitting is underway.

3. Proposed Land Uses - Percentage of site for each use

- Multi-Family Residence 11.52 acres or 100%.
Building Space 1.97 acres or 17.10%
Asphalt Space 2.09 acres or 18.066%
Concrete Space 0.32 acres or 2.78%
Open Space 7.14 acres or 61.68%

4. Intentions regarding water and sewer disposal

Existing sanitary sewer and municipal water currently run along County Road 16. Each building will be served by the Town of Middlebury's municipal water supply and sanitary sewer. Prior to construction, the design and layout of municipal services shall be submitted and approved by the town engineer for Middlebury.

5. Listing of all deviations from the development standards required

This parcel shall require a R-3 Multifamily zoning designation:

1. This parcel shall require a r-3 multifamily designation
2. Required boundary buffer screening along the south property lines shall occur, Providing 13 existing oaks trees and 43 proposed evergreen trees. Required buffer screening along the east property line shall consists of the existing natural tree line for screening adjacent to the agricultural use with a single family house.

6. Dwelling densities for residential per acre

12 buildings (112 total units) on this 11.52 acre parcel = 9.72 units per acre.

7. How development related with surrounding land uses

Riverbend Townhomes DPUD will provide new 2 story apartment buildings along County Road 16. The area consists of commercial, industrial, cemetery, single family and multifamily housing. The County Road 16 corridor is an active arterial road servicing the Town of Middlebury, businesses and residential properties. The addition of this complex should not create any additional nuisances. The site shall have low impact lighting creating minimal impact. The proposed traffic patterns and locations were created with adjacent

traffic flow patterns in mind. The entrance drive should have minimal impact on County Road 16 and adjacent private drives. County Road 16 is relatively flat; the site shall have approximately 675' clear line of sight looking west from the westerly driveway. Looking east from the easterly driveway will be greater than ¼ mile of clear line of sight.

8. Other information reports (see DPUD Application for details)

a) Soil Report

Soils are favorable for construction and storm water retention.

b) Municipal Sewer and Water Report

This site is adjacent to the Town of Middlebury. The Town's municipal water and sanitary sewer lie within County Road 16 and shall service this site.

c) Traffic Projection and Thoroughfare report

County Road 16 is a nicely developed major arterial road in the area. An additional 224 vehicle increase shall be accommodated on County Road 16 with no adverse effect on adjacent properties. An entrance drive shall be provided with appropriate accel-decel lane constructed to meet required design standards. TIVE documentation included in submittal.

d) Project Demographic for all Residential Developments (over 5 acres)

These 112 units proposed for this 11.52 acre site shall provide affordable housing for the medium income families.

e) Site Improvement Report

The Riverbend Townhomes DPUD will have paved parking as well and a few attached garages and a carport structure.

Required Parking for Multi-family: 1.5 spaces per bedroom unit, 2 spaces per 2 or more bedroom units. 112 units (number of bedrooms to be determined).

Maximum spaces required: 224; supplied: 248 spaces (236 standard spaces @ 9'x20' 12 handicap spaces @ 13'x 20').

Sidewalks shall be provided for safe pedestrian access. A grocery store and gas stations are located near the site. Each unit shall be serviced with municipal water and sanitary sewer.

f) Storm water Drainage Report

Soil conditions are favorable for storage of storm water runoff. A Drainage easement Agreement is in place for the use of the adjacent retention basin.



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 February 16th, 2026, Elkhart County Commissioners' meeting:

- Petitioner: Jeffrey Martin 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)
Plan Commission Vote: Yes: 7; No: 0; Absent: 2
Remonstrators Present: None
Development Issues: None