

# AGENDA

## ELKHART COUNTY PLAT COMMITTEE

March 12, 2026  
9:00 A.M.

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

Call to Order

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plat Committee, held on the 12<sup>th</sup> day of February.

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

### **PRIMARY APPROVALS**

**9:00 A.M.**

- A. Petitioner: Leonid Kidun & Nadia Kidun, Husband & Wife (page 1)  
represented by Advanced Land Surveying of Northern Indiana, Inc.  
Petition: for primary approval of a 2-lot minor subdivision to be known as **HERITAGE HILL SECOND SUBDIVISION**.  
Location: north side of CR 24, 400 ft. west of CR 27, in Jefferson Township. (MI-0040-2026)
- B. Petitioner: Eugene Hochstetler & Susan Hochstetler, Husband & Wife (page 2)  
represented by Advanced Land Surveying of Northern Indiana, Inc.  
Petition: for primary approval of a 1-lot minor subdivision to be known as **E & S HOLDINGS MINOR**.  
Location: south side of CR 4, 2,890 ft. west of E. County Line Rd., in York Township. (MI-0041-2026)
- C. Petitioner: Christopher M. Erb & Jill A. Erb, Husband & Wife (page 3)  
represented by Abonmarche Consultants  
Petition: for primary approval of a 3-lot minor subdivision to be known as **JACKSON VIEW MINOR**.  
Location: west side of CR 21, 830 ft. south of CR 46, common address of 68667 CR 21, New Paris, IN 46553 in Jackson Township. (MI-0038-2026)



**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 12TH DAY OF FEBRUARY 2026 AT 9:00 A.M. IN THE**  
**MEETING ROOM OF THE PUBLIC SERVICE BUILDING**  
**4230 ELKHART RD., GOSHEN, INDIANA**

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

**Roll Call.**

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

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 8<sup>th</sup> day of January 2026, be approved as submitted. The motion was carried with a unanimous vote.

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

**\*\*It should be noted Steve Clark arrives at this time.\*\***

4. The application for primary approval of a 2-lot minor subdivision to be known as **JACKSON NORTH MINOR**, for MJ Legacy Holdings, LLC. represented by Abonmarche Consultants, on property located on the east side of Ash Rd., 250 ft. north of CR 10, in Cleveland Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0003-2026*.

Lori Snyder asked for clarification on the layout. Mr. Dean indicated the lots on the aerial.

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

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

5. The application for primary approval of a 3-lot minor subdivision to be known as **JACKSON SOUTH MINOR**, for MJ Legacy Holdings, LLC. represented by Abonmarche Consultants, on property located on the northeast corner of CR 10 and Ash Rd., in Cleveland Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0005-2026*.

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

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

6. The application for primary approval of a 2-lot minor subdivision to be known as **ELLIOTT EAST MINOR**, for MJ Legacy Holdings, LLC represented by Abonmarche Consultants, on property located on the north side of CR 10, 600 ft. east of Ash Rd., in Cleveland Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0004-2026*.

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

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

7. The meeting was adjourned at 9:05 a.m.

Respectfully submitted,

---

Amber Weiss, Recording Secretary

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 12, 2026

*Transaction Number:* MI-0040-2026.

*Parcel Number(s):* 20-07-26-300-019.000-019.

*Existing Zoning:* A-1.

*Petition:* For primary approval of a 2-lot minor subdivision to be known as HERITAGE HILL SECOND SUBDIVISION.

*Petitioner:* Leonid Kidun & Nadia Kidun, Husband & Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

*Location:* North side of CR 24, 400 ft. west of CR 27, in Jefferson Township.

*Site Description:* Proposed lots 1 and 2 are 2.62 and 2.63 acres with proposed homes. The plat accounts for the floodplain over the private ditch on the south side.

*History and General Notes:*

- **July 3, 2024** – Heritage Hill Subdivision, the adjacent 3-lot minor subdivision, was recorded.

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

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0040-2026

Minor Subdivision - Primary

Date: 02/02/2026 Meeting Date: March 12, 2026 Transaction #: MI-0040-2026  
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 2 lot minor subdivision to be known as HERITAGE HILL SECOND SUBDIVISION

Contacts: Applicant	Land Owner	Private Surveyor
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Leonid Kidun & Nadia Kidun, Husband & Wife 60137 Cr 21 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 00000 County Road 24 GOSHEN, IN 46528	Parcel Number: 20-07-26-300-019.000-019
--	---

Township: Jefferson  
Location: NORTH SIDE OF CR 24, 400 FT. WEST OF CR 27

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:	Department Signature:
----------------------	-----------------------

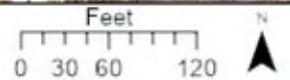
MI-0040-2026

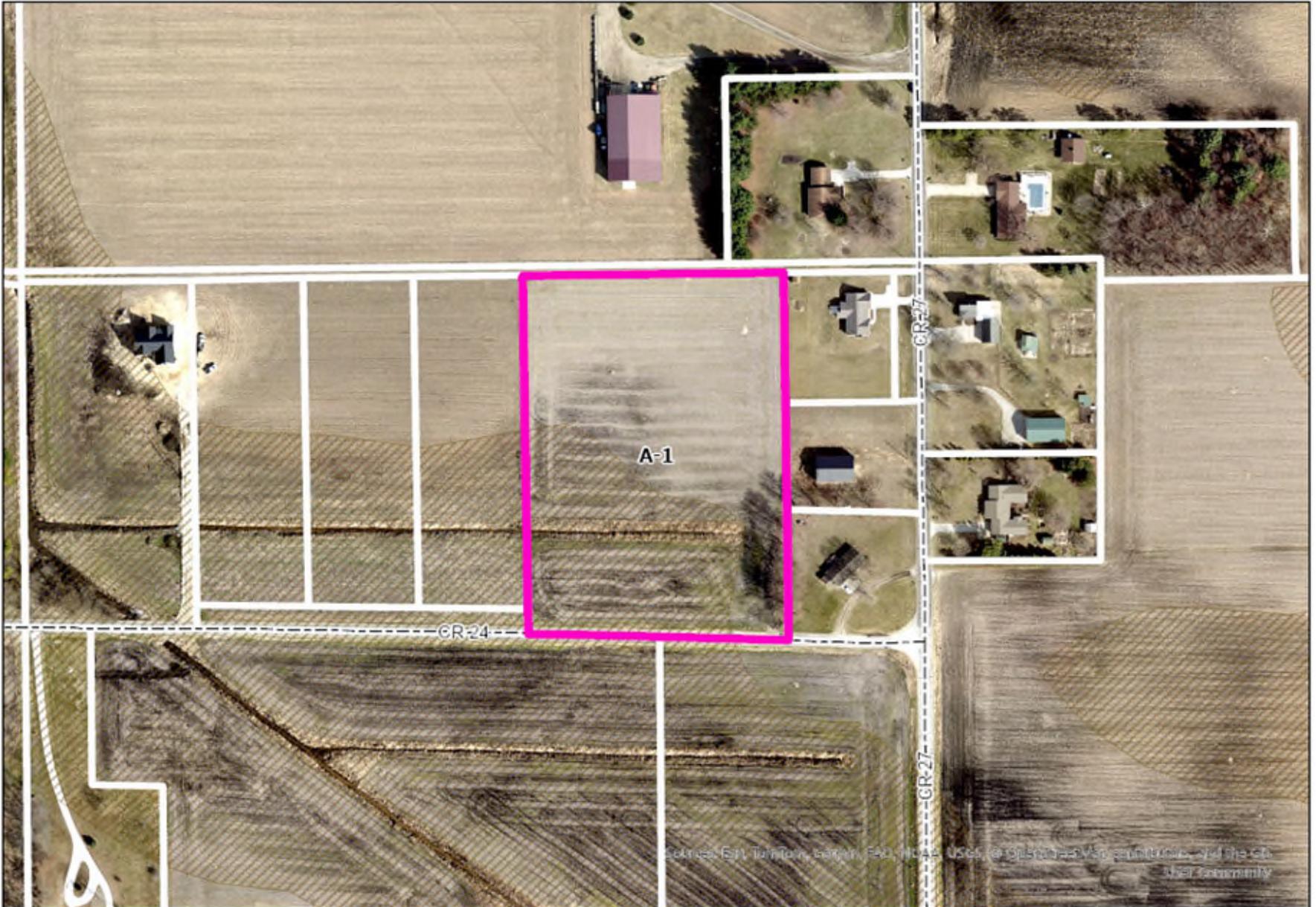


Source: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

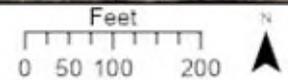
1 inch equals 120 ft





2025 Aerials

1 inch equals 200 ft



MI-0040-2026



2025 Aerials

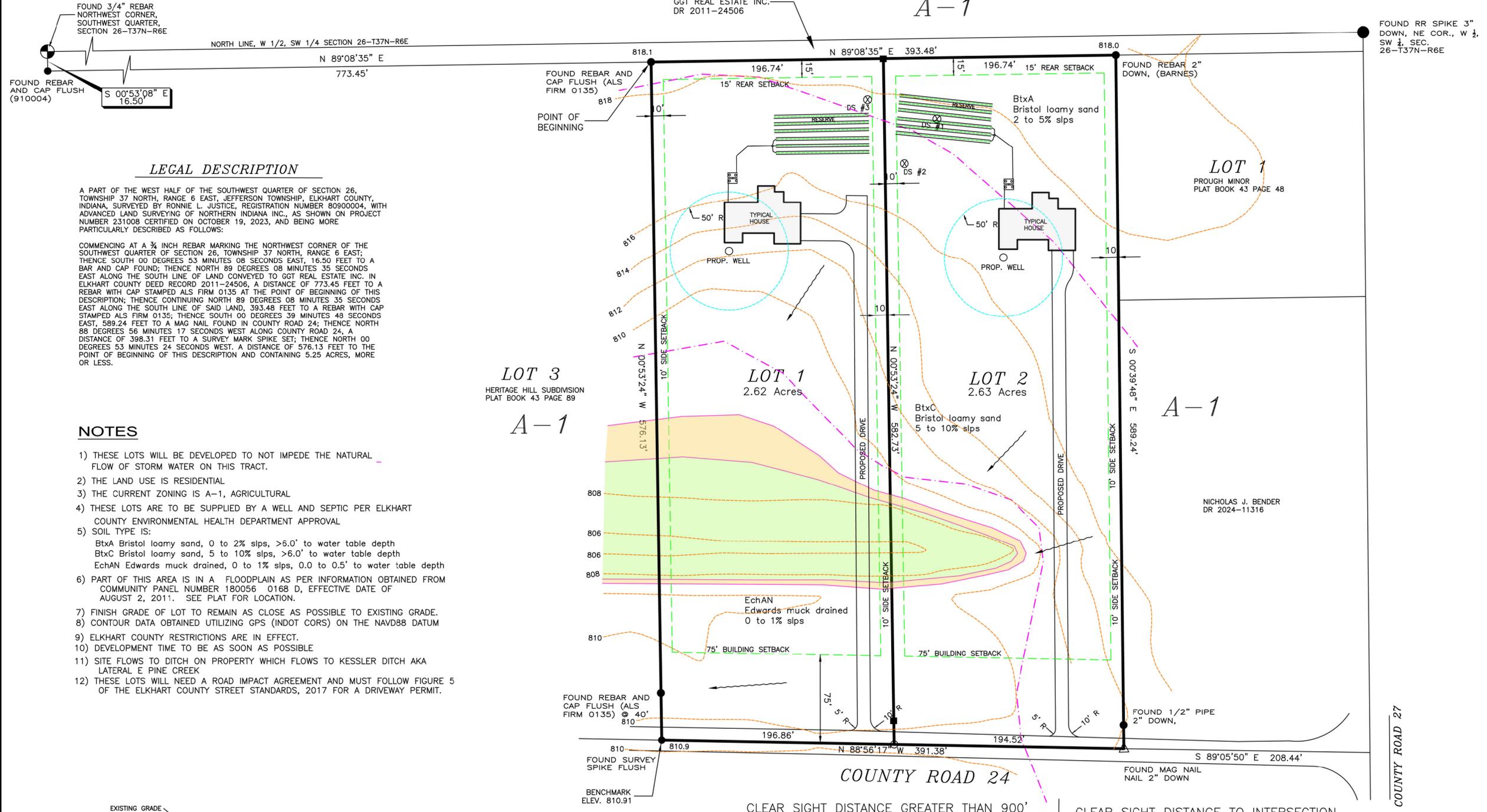
1 inch equals 400 ft



# HERITAGE HILL SECOND SUBDIVISION

A 2 LOT MINOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

A-1



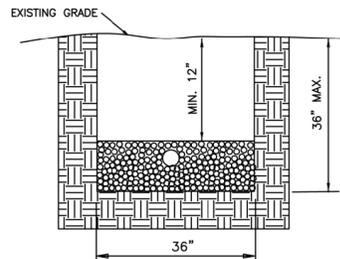
## LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 8090004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 231008 CERTIFIED ON OCTOBER 19, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH REBAR MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 53 MINUTES 08 SECONDS EAST, 16.50 FEET TO A BAR AND CAP FOUND; THENCE NORTH 89 DEGREES 08 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF LAND CONVEYED TO GGT REAL ESTATE INC. IN ELKHART COUNTY DEED RECORD 2011-24506, A DISTANCE OF 773.45 FEET TO A REBAR WITH CAP STAMPED ALS FIRM 0135 AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 08 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND, 393.48 FEET TO A REBAR WITH CAP STAMPED ALS FIRM 0135; THENCE SOUTH 00 DEGREES 39 MINUTES 48 SECONDS EAST, 589.24 FEET TO A MAG NAIL FOUND IN COUNTY ROAD 24; THENCE NORTH 88 DEGREES 56 MINUTES 17 SECONDS WEST ALONG COUNTY ROAD 24, A DISTANCE OF 398.31 FEET TO A SURVEY MARK SPIKE SET; THENCE NORTH 00 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 576.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 5.25 ACRES, MORE OR LESS.

## NOTES

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL
- 3) THE CURRENT ZONING IS A-1, AGRICULTURAL
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPE IS:
  - BtxA Bristol loamy sand, 0 to 2% slps, >6.0' to water table depth
  - BtxC Bristol loamy sand, 5 to 10% slps, >6.0' to water table depth
  - EchAN Edwards muck drained, 0 to 1% slps, 0.0 to 0.5' to water table depth
- 6) PART OF THIS AREA IS IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0168 D, EFFECTIVE DATE OF AUGUST 2, 2011. SEE PLAT FOR LOCATION.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (INDOT CORS) ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE
- 11) SITE FLOWS TO DITCH ON PROPERTY WHICH FLOWS TO KESSLER DITCH AKA LATERAL E PINE CREEK
- 12) THESE LOTS WILL NEED A ROAD IMPACT AGREEMENT AND MUST FOLLOW FIGURE 5 OF THE ELKHART COUNTY STREET STANDARDS, 2017 FOR A DRIVEWAY PERMIT.

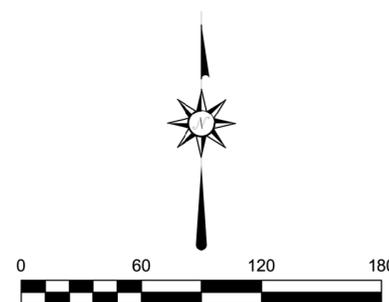


1. MAXIMUM TRENCH DEPTH IS 36"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 5C STONE UNDER PIPE
4. 2" WASHED 5C STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL.

## LEGEND

- SET 5/8" REBAR W/CAP
- FOUND IRON
- SET MAG SPIKE
- ▲ FOUND MAG NAIL
- SECTION CORNER
- SURFACE WATER FLOW DIRECTION
- ⊗ SOIL BORING LOCATION
- SOIL SEPARATION LINE
- 0.2% ANNUAL FLOODING
- SPECIAL FLOOD HAZARD ZONE AE

A-1



PROPERTY ADDRESS: VACANT LAND, COUNTY ROAD 24  
GOSHEN, INDIANA 46528  
OWNER: LEONID & NADIA KIDUN



ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC.  
17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553  
(574) 849-4728  
RONNIE L. JUSTICE PS

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 260106
DATE: JAN. 30, 2026	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

**HERITAGE HILL SECOND SUBDIVISION**

A 2 LOT MINOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

ELKHART COUNTY PLAN COMMISSION

BY: \_\_\_\_\_  
MAE HOPE, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

AT \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_  
KAALA BAKER - RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

\_\_\_\_\_  
- AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

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

THIS SURVEY IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1 (AGRICULTURAL). AS SUCH NORMAL AGRICULTURAL OPERATION INCLUDING THE OPERATION OF MACHINERY, THE PRIMARY PROCESSING OF AGRICULTURAL PRODUCTS, AND ALL NORMAL AGRICULTURAL OPERATIONS PERFORMED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES ARE PERMITTED TO BE CONDUCTED ON ADJOINING PROPERTIES.

THE SURVEY FOR THIS BOUNDARY IS RECORDED IN INSTRUMENT NUMBER 2023-18145 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

DEED OF DEDICATION and OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS HERITAGE HILL SECOND SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

\_\_\_\_\_  
LEONID KIDUN

\_\_\_\_\_  
NADIA KIDUN

STATE OF INDIANA )  
COUNTY OF ELKHART )SS:

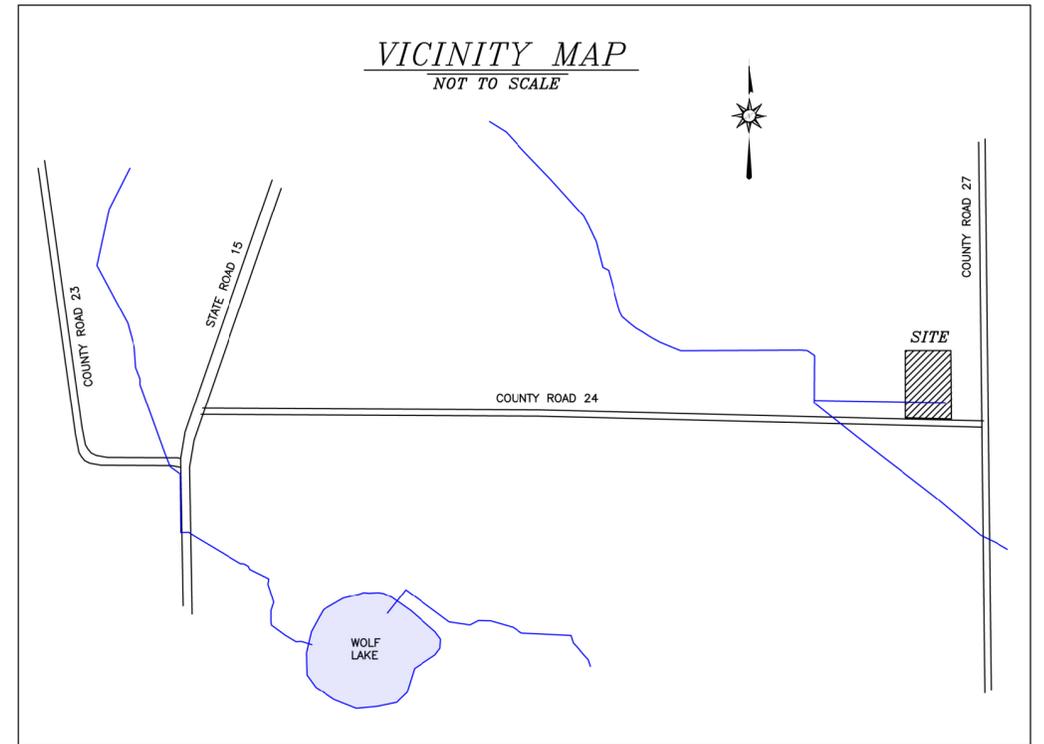
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEONID KIDUN AND NADIA KIDUN AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.  
WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

\_\_\_\_\_  
NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030



I, RONNIE L. JUSTICE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I, RONNIE L. JUSTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA

SIGNATURE \_\_\_\_\_ *Ronnie L. Justice*  
RONNIE L. JUSTICE, PS  
IN REG. NO. 80900004

PROPERTY ADDRESS: VACANT LAND, COUNTY ROAD 24 GOSHEN, INDIANA 46528

OWNER: LEONID & NADIA KIDUN

	ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. 17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE PS	
	SCALE: 1" = 60'	DRAWN BY: RLJ
DATE: JAN. 39, 2026	APPROVED BY: RLJ	SHEET NUMBER: 2 OF 2

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 12, 2026

*Transaction Number:* MI-0041-2026.

*Parcel Number(s):* 20-04-24-176-004.000-032 & 20-04-24-126-004.000-032.

*Existing Zoning:* A-1.

*Petition:* For primary approval of a 1-lot minor subdivision to be known as E & S HOLDINGS MINOR.

*Petitioner:* Eugene Hochstetler & Susan Hochstetler, Husband & Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

*Location:* South side of CR 4, 2,890 ft. west of E. County Line Rd., in York Township.

*Site Description:* Proposed lot 1 is 2 acres with a home under construction.

*History and General Notes:*

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

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

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0041-2026

Minor Subdivision - Primary

Date: 02/02/2026 Meeting Date: March 12, 2026 Transaction #: MI-0041-2026  
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 1-lot minor subdivision to be known as E & S HOLDINGS MINOR

Contacts: Applicant	Land Owner	Private Surveyor
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Eugene Hochstetler & Susan Hochstetler, Husband & Wife 10496 County Road 4 Middlebury, IN 46540	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 00000 County Road 4 Middlebury, IN 46540	Parcel Number: 20-04-24-176-004.000-032
---	---

Township: York  
Location: South Side of CR 4, 2,890 Ft. West of E County Line Rd

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

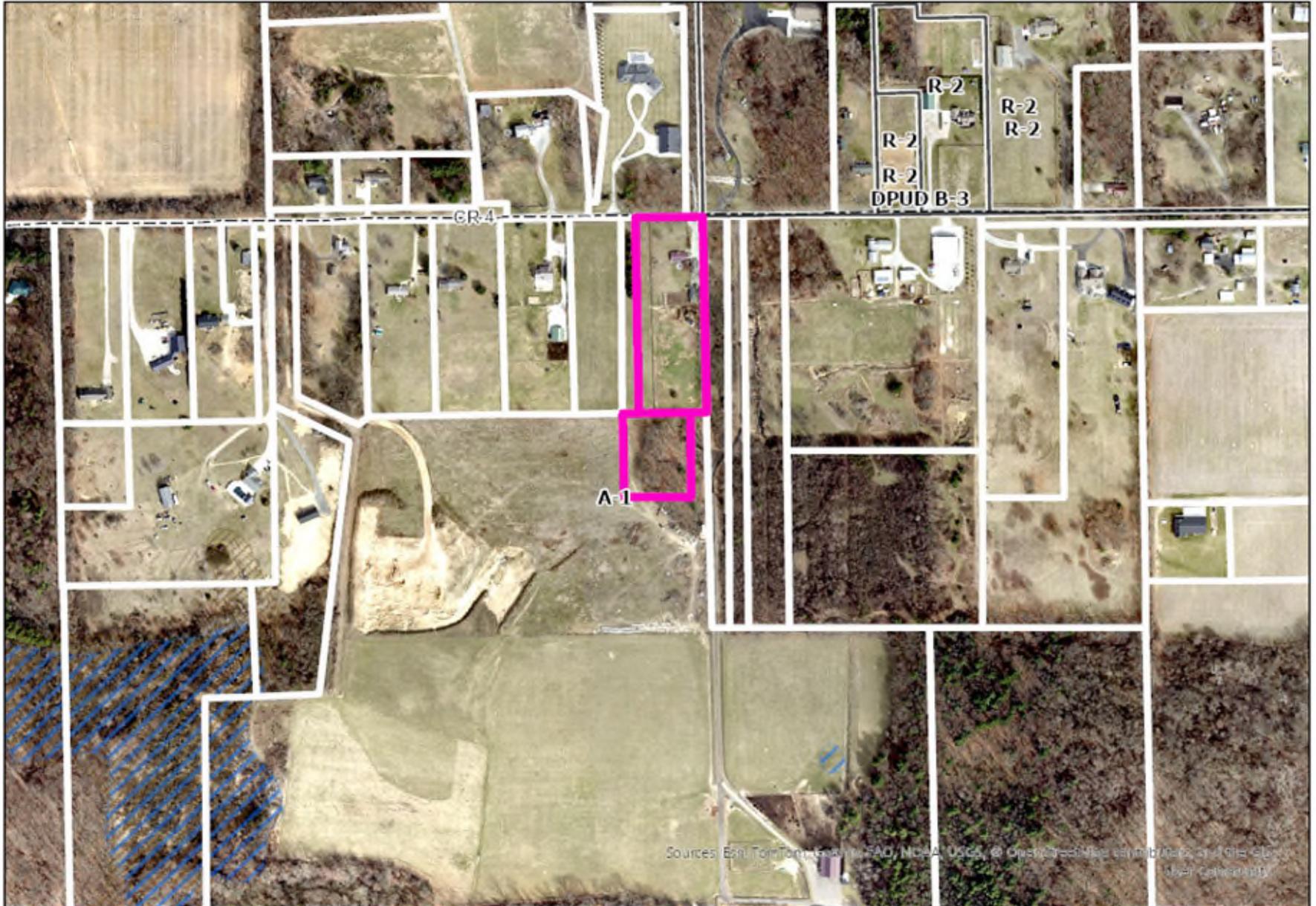
Present Use of Property:

Legal Description:

Comments: PORTAL SHOWS THIS AS 2 PARCELS, BUT WHEN SURVEYED 6 MONTHS AGO, IT WAS 1 PARCEL - CANNOT ADD 2ND PARCEL INTO ENERGOV - 20-04-24-126-007.000-032 for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence

Applicant Signature:	Department Signature:
----------------------	-----------------------

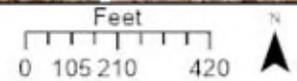
MI-0041-2026



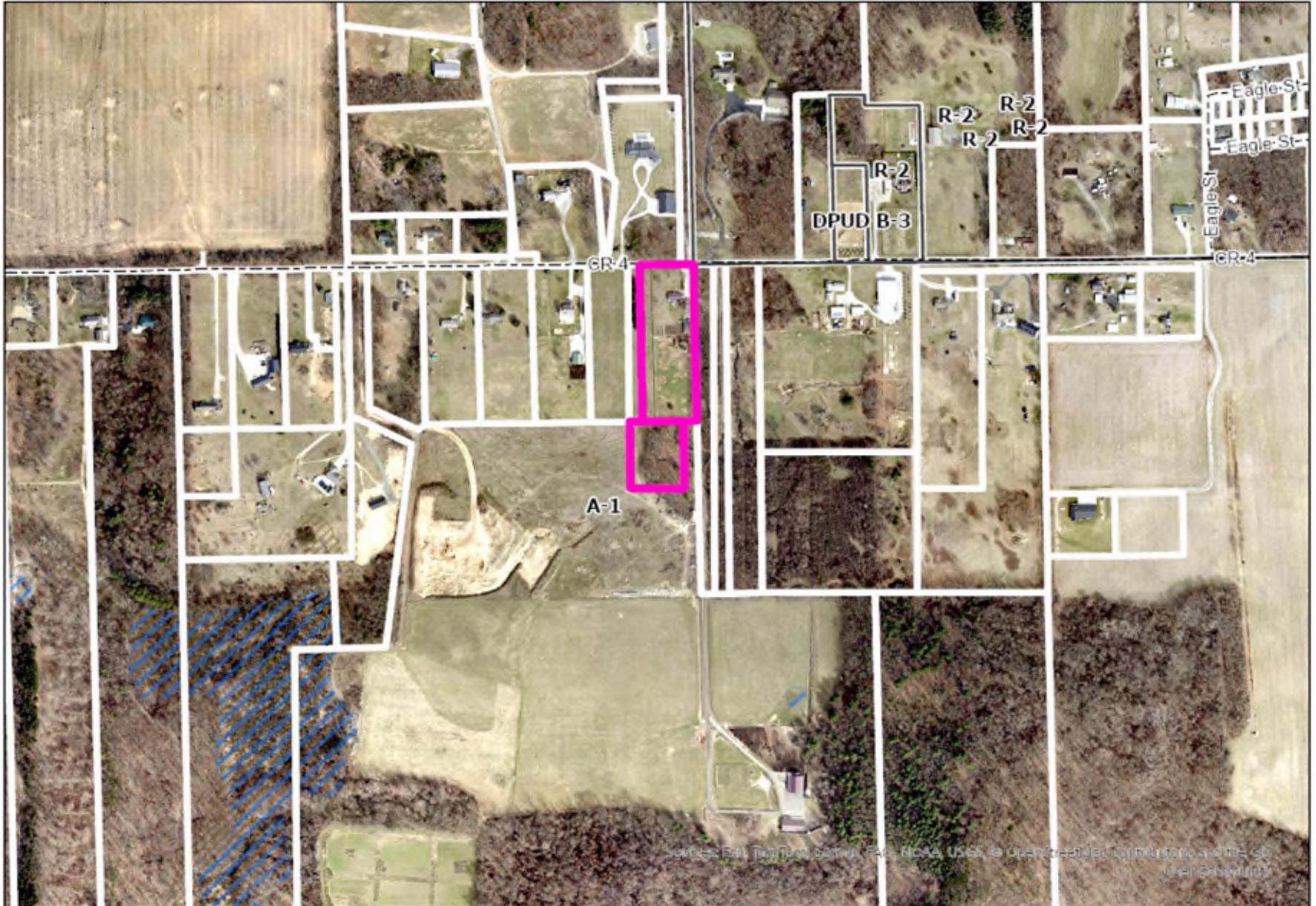
Sources: Esri, TomTom, Garmin, CAD, NMEA, USGS, & OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 400 ft

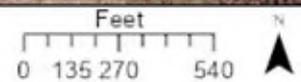


MI-0041-2026



2025 Aerials

1 inch equals 500 ft



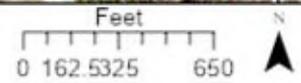
MI-0041-2026



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

2025 Aerials

1 inch equals 600 ft



**E & S HOLDINGS MINOR**

**A 1 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA**

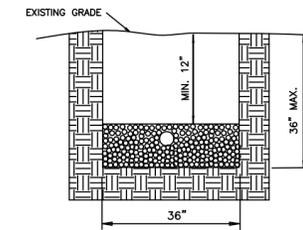
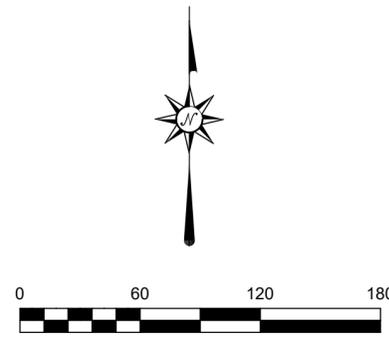
**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK 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 251005 CERTIFIED ON OCTOBER 24, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTH QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (BEARING ASSUMED) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 159.50 FEET TO A SURVEY MARK SPIKE AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 32 MINUTES 39 SECONDS EAST WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO HARLEY AND LEORA MILLER IN ELKHART COUNTY DEED RECORD 2025-04503, A DISTANCE OF 626.30 FEET TO A REBAR WITH CAP (ALS FIRM 0135) AT THE SOUTHWEST CORNER OF SAID MILLER LAND; THENCE SOUTH 89 DEGREES 52 MINUTES 04 SECONDS EAST WITH THE SOUTH LINE OF SAID MILLER LAND, A DISTANCE OF 157.53 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 00 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 270.83 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 89 DEGREES 41 MINUTES 01 SECONDS WEST, A DISTANCE OF 204.87 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 01 DEGREES 02 MINUTES 25 SECONDS WEST, A DISTANCE OF 270.01 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 00 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 626.38 FEET TO A MAG SPIKE ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 2.00 ACRES, MORE OR LESS.

**NOTES:**

1. THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
2. THE LAND USE IS RESIDENTIAL.
3. THE CURRENT ZONING IS A-1 AGRICULTURAL.
4. THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
5. SOIL TYPES ARE:  
CnbB Coloma sand, 2 to 5% slps, > 6.0' to water table depth  
CnbC Coloma sand, 5 to 10% slps, > 6.0' to water table depth
6. THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0070 D, EFFECTIVE DATE OF AUGUST 2, 2011.
7. FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
8. THE VERTICAL DATUM FOR THIS SURVEY IS GPS INDOT CORS AND ELEVATE ON THE NAVD88 DATUM.
9. ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
10. DEVELOPMENT TO BE AS SOON AS POSSIBLE.
11. THIS SITE FLOWS NORTH AND WEST TO YORK TOWNSHIP DITCH WHICH EMPTIES INTO THE SAINT JOSEPH RIVER.
12. THIS LOT WILL NEED A ROAD IMPACT AGREEMENT AND MUST FOLLOW FIGURE 5 OF THE ELKHART COUNTY STREET STANDARDS, 2017 FOR A DRIVEWAY PERMIT.



- CROSS SECTION OF TRENCH**
1. MAXIMUM TRENCH DEPTH IS 36"
  2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
  3. 6" WASHED 5C STONE UNDER PIPE
  4. 2" WASHED 5C STONE OVER PIPE
  5. TOTAL STONE DEPTH IS 12"
  6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL

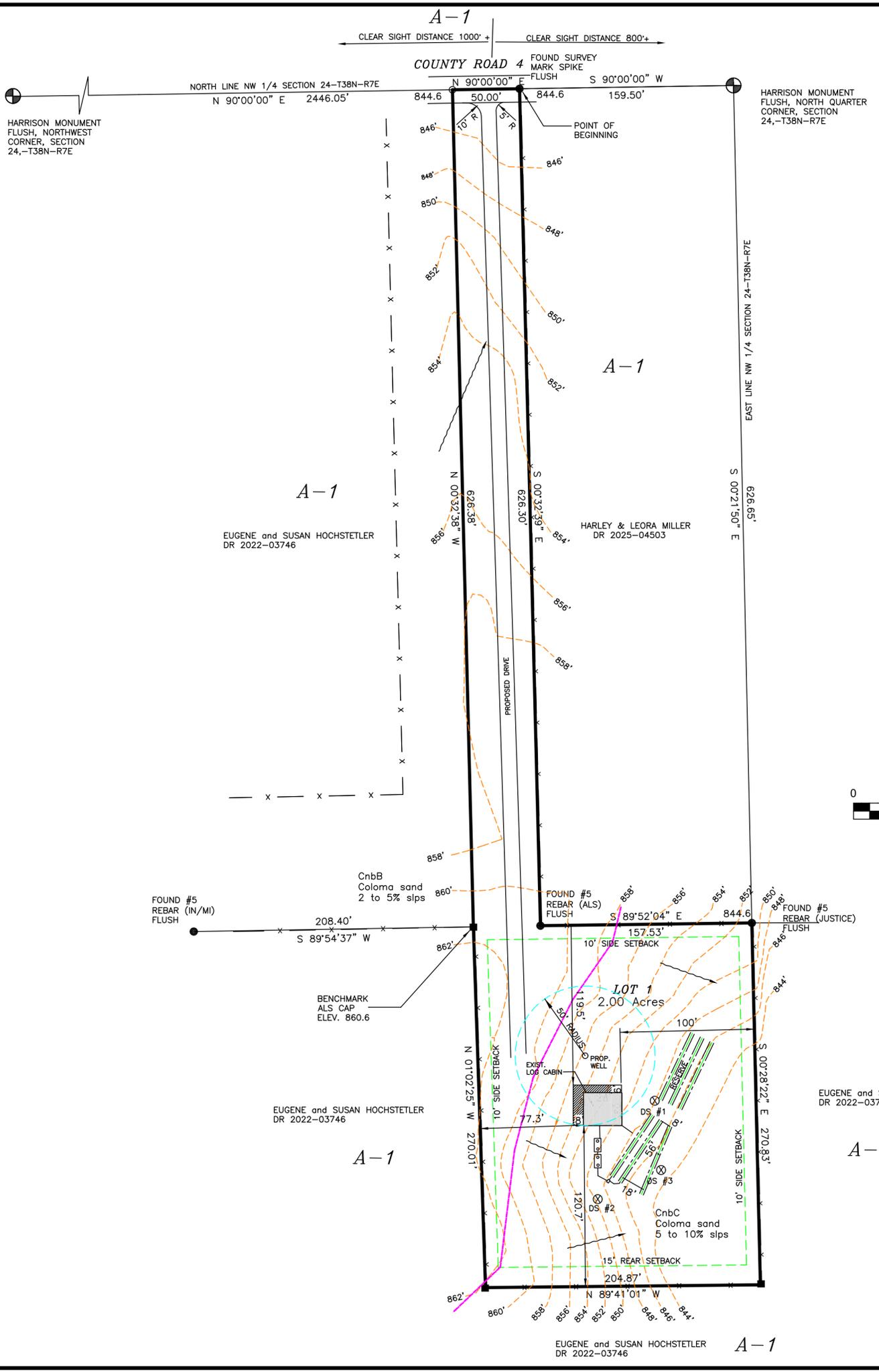
PROPERTY ADDRESS: 10502 COUNTY ROAD 4  
MIDDLEBURY, INDIANA 46540  
OWNER: EUGENE and SUSAN HOCHSTETLER

**LEGEND**

- IRON PIN FOUND
- SET 5/8" REBAR W/CAP
- SURVEY MARK SPIKE SET
- ⊕ SECTION CORNER
- x—x— FENCE
- ⊗ DS #1 SOIL BORING LOCATION
- SOIL SEPARATION LINE

**ADVANCED** ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC.  
17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553  
(574) 849-4728  
RONNIE L. JUSTICE PS  
email- ron@advancedlandsurveying.net

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 251005
DATE: 1/26/2026	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2



EUGENE and SUSAN HOCHSTETLER DR 2022-03746 A-1

*E & S HOLDINGS MINOR*

A 1 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

ELKHART COUNTY PLAN COMMISSION

BY: \_\_\_\_\_  
MAE HOPE, PLAN DIRECTOR

RECORDER

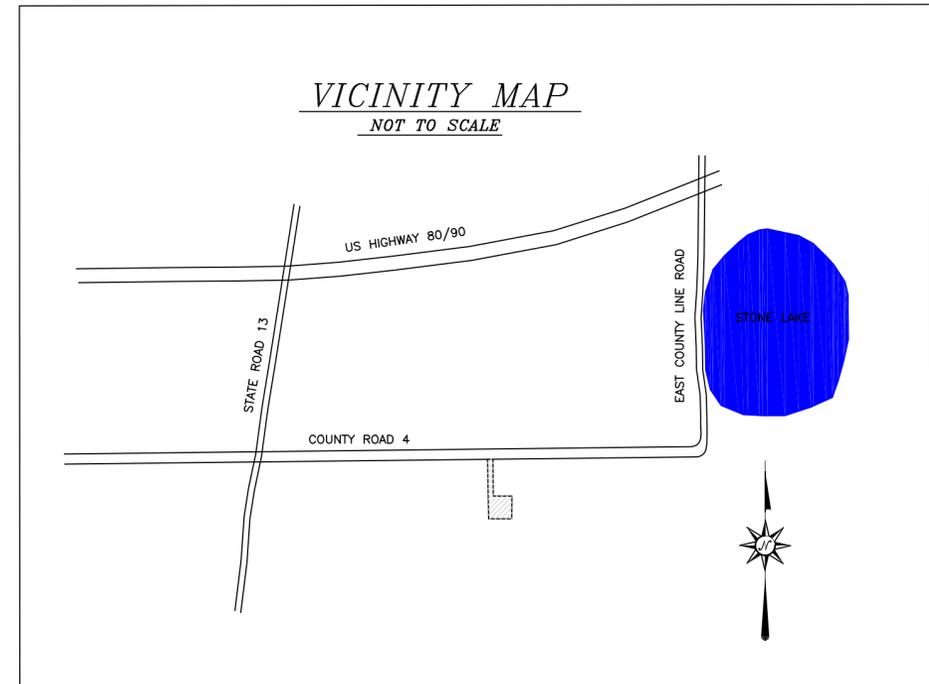
RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026  
AT \_\_\_\_ : \_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_  
KAALA BAKER – RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

\_\_\_\_\_  
– AUDITOR OF ELKHART COUNTY



DEED OF DEDICATION and OWNERS CERTIFICATION

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

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

THE BOUNDARY FOR THIS PROPERTY IS RECORDED IN INSTRUMENT NUMBER 2025-19213 IN THE OFFICE OF THE RECORDER, ELKHART COUNTY, INDIANA.

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS E & S HOLDINGS MINOR, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

EUGENE HOCHSTETLER \_\_\_\_\_

SUSAN HOCHSTETLER \_\_\_\_\_

I, RONNIE L. JUSTICE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I, RONNIE L. JUSTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA

SIGNATURE \_\_\_\_\_ *Ronnie L. Justice*

RONNIE L. JUSTICE, PS  
IN REG. NO. 80900004



STATE OF INDIANA )  
COUNTY OF ELKHART )SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EUGENE HOCHSTETLER and SUSAN HOCHSTETLER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

\_\_\_\_\_  
NOTARY

JENNIFER L. JUSTICE  
RESIDENT OF ELKHART COUNTY  
MY COMMISSION EXPIRES MAY 30, 2030.

PROPERTY ADDRESS: 10502 COUNTY ROAD 4  
MIDDLEBURY, INDIANA 46540  
OWNER: EUGENE and SUSAN HOCHSTETLER

 ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC.  
17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553  
(574) 849-4728  
RONNIE L. JUSTICE PS  
email- ron@advancedlandsurveying.net

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 251005
DATE: 1/26/2025	APPROVED BY: RLJ	2 OF 2

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** March 12, 2026

***Transaction Number:*** MI-0038-2026.

***Parcel Number(s):*** 20-15-08-401-044.000-018.

***Existing Zoning:*** A-1.

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

***Petitioner:*** Christopher M. Erb & Jill A. Erb, Husband & Wife, represented by Abonmarche Consultants.

***Location:*** West side of CR 21, 830 ft. south of CR 46, in Jackson Township.

***Site Description:*** Proposed lot 1 is 1.07 acres, rectangular in shape with an existing residence and will use the existing shared driveway access on CR 21. Proposed lots 2 and 3 are both 0.97 acres, rectangular in shape with proposed single-family residences. Both proposed lots 2 and 3 will have private driveways accessing CR 21.

***History and General Notes:***

- Existing residence on proposed lot 1 was built through the administrative subdivision process.

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

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0038-2026

Minor Subdivision - Primary

Date: 01/30/2026 Meeting Date: March 12, 2026 Transaction #: MI-0038-2026  
Plan Commission Hearing (Subdivision)

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

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Christopher M Erb And Jill A Erb, Husband & Wife 68683 County Road 21 New Paris, IN 465539641	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 68667 County Road 21 New Paris, IN 46553	Parcel Number: 20-15-08-401-044.000-018
---	---

Township: Jackson  
Location: West Side of CR 21, North of CR 46

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

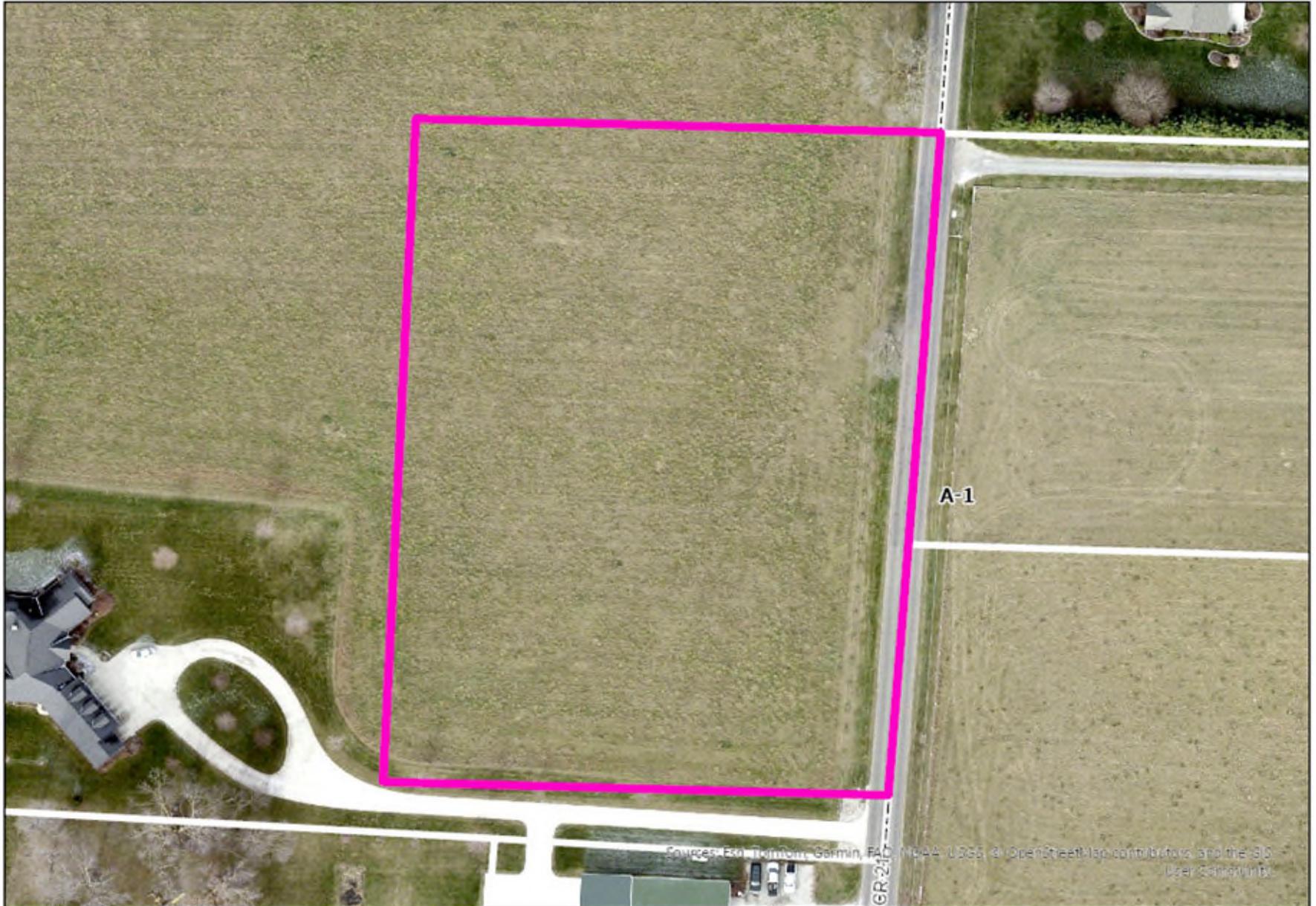
Present Use of Property:

Legal Description:

Comments:

Applicant Signature:	Department Signature:
----------------------	-----------------------

MI-0038-2026

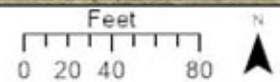


A-1

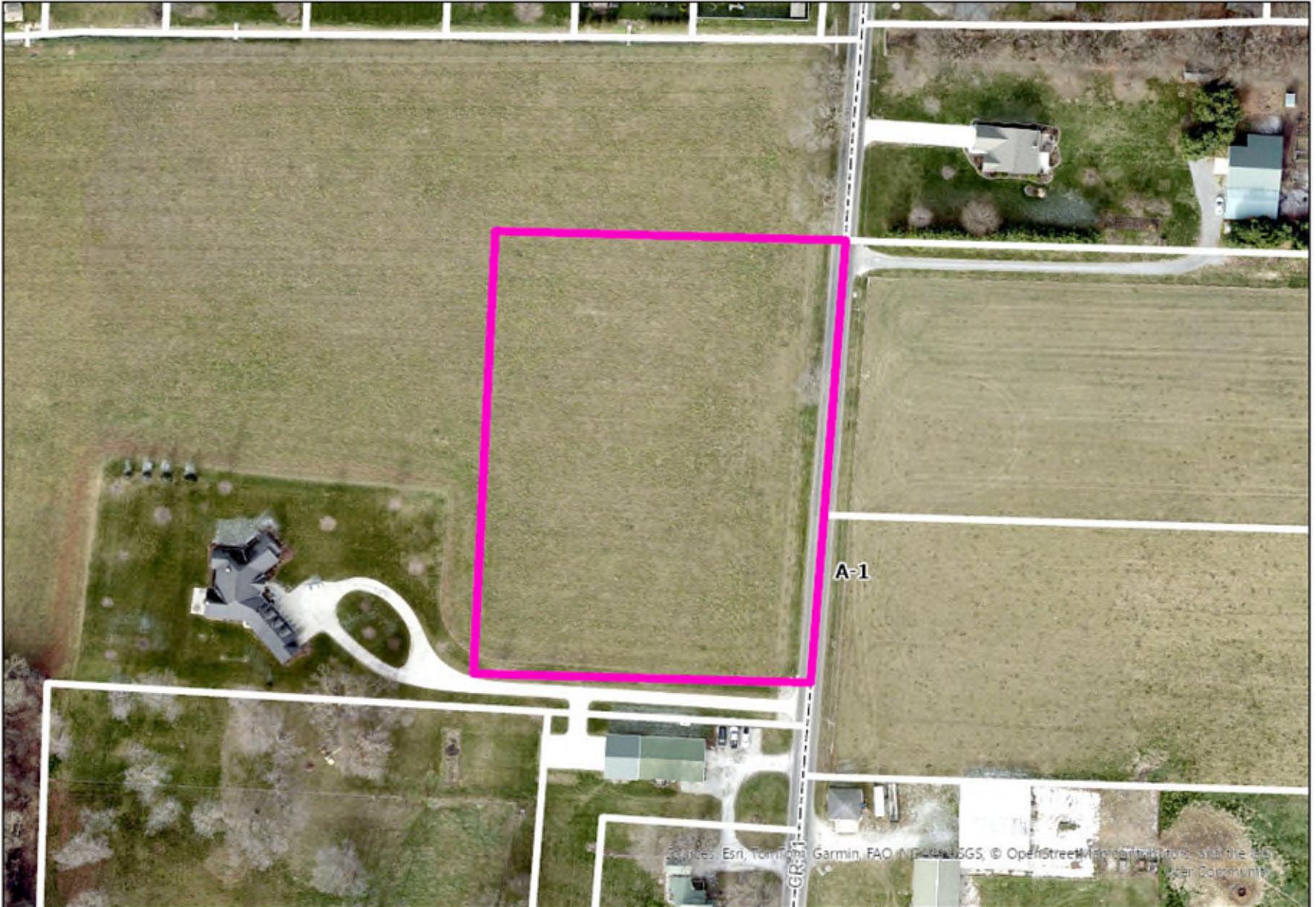
Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 80 ft

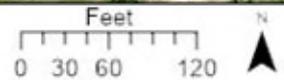


MI-0038-2026

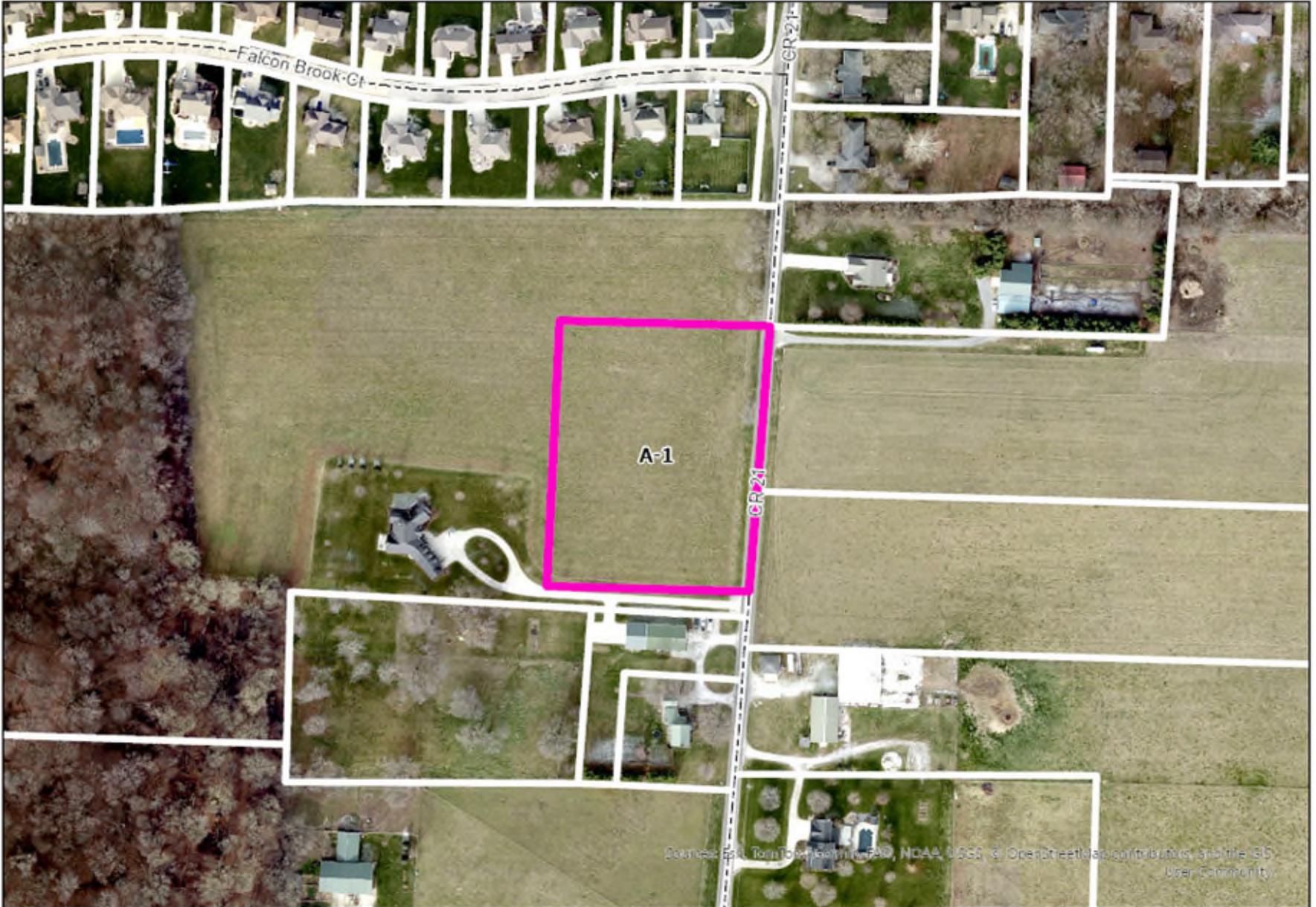


2025 Aerials

1 inch equals 120 ft

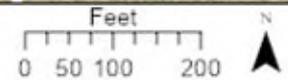


MI-0038-2026



2025 Aerials

1 inch equals 200 ft



# PRIMARY PLAT JACKSON VIEW MINOR

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA  
 ADDRESS: 68667 C.R. 21, NEW PARIS, IN 46553  
 TAX ID#: 20-15-08-401-044.000-018

**LEGAL DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON 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 250303 CERTIFIED ON MARCH 14, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (BEARINGS FROM DEED RECORD 2008-08918) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1192.94 TO COUNTY ROAD 21; THENCE SOUTH 02 DEGREES 39 MINUTES 42 SECONDS WEST, ALONG COUNTY ROAD 21, A DISTANCE OF 419.22 FEET TO THE SOUTHEAST CORNER OF FALCON BROOK SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 82 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 42 MINUTES 11 SECONDS WEST, ALONG COUNTY ROAD 21, A DISTANCE OF 185.97 FEET TO A MAG SPIKE AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 02 DEGREES 42 MINUTES 11 SECONDS WEST, ALONG COUNTY ROAD 21, A DISTANCE OF 425.08 FEET TO A MAG SPIKE; THENCE NORTH 88 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 310.06 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE NORTH 02 DEGREES 42 MINUTES 11 SECONDS EAST, A DISTANCE OF 425.08 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 88 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 310.06 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TRACT CONTAINING 3.025 ACRES, MORE OR LESS.

**GENERAL NOTES**

**ZONING & PROPOSED LAND USE**  
 ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1 AND HAS A RESIDENCE ON IT AND THE REST IS FARM FIELD. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ENTIRELY ZONED A-1. THE PROJECT IS LOCATED ON THE WEST SIDE OF COUNTY ROAD 21 AND APPROXIMATELY 640± SOUTH OF FALCON BROOK COURT (FALCON BROOK SUBDIVISION). THE PROJECT SITE TOTALS 3.025 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF CHRISTOPHER & JILL ERB BY INSTR. 2025-04737.

**SETBACKS - A-1 ZONE ELKHART COUNTY**  
 FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROAD 21  
 SIDE YARD = 10 FEET  
 REAR YARD = 15 FEET

**DENSITY**  
 TOTAL PROJECT AREA = 131,776 S.F. / 3.025± ACRES

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

**DRIVEWAYS**  
 THE NEWLY CREATED LOT 1 HAS A RESIDENCE THAT CURRENTLY SHARES A COMMON DRIVE WITH ADDRESS 68683 C.R. 21, NEW PARIS, IN. THE NEWLY CREATED LOTS 2 AND 3 WILL HAVE DRIVES THAT FRONT ONTO COUNTY ROAD 21 AND WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

**SANITARY SEWER**  
 PROPOSED LOT 1 IS CURRENTLY SERVICED BY A PRIVATE SEPTIC SYSTEM. PROPOSED LOTS 2 AND 3 WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

**WATER SUPPLY**  
 PROPOSED LOT 1 IS CURRENTLY SERVICED BY A PRIVATE WATER WELL. PROPOSED LOTS 2 AND 3 WILL BE SERVICED BY PRIVATE INDIVIDUAL WATER WELLS.

**SOILS**  
 THE SUBJECT SITE CONSISTS OF:  
 BtxA (BRISTOL LOAMY SAND, 0-2% SLOPES) AND IS AN EXCESSIVELY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES.  
 SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.  
 THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBEL'S SOIL CONSULTING DATED 12/14/2025.

**CONTOURS**  
 CONTOURS WERE GENERATED FROM LIDAR. VERTICAL DATUM IS NAVD88.

**FLOOD NOTE**  
 THE SUBJECT PARCELS ARE NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0351D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

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

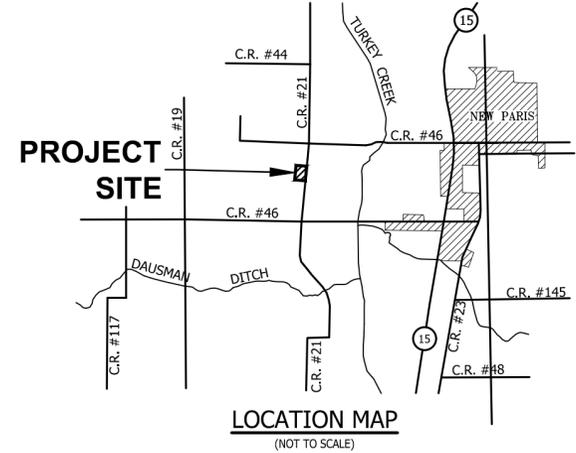
**ELEVATIONS OF BUILDINGS**  
 FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS). WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC.. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THIS PRIMARY SUBDIVISION.

**EROSION CONTROL PLAN**  
 AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS NOT ANTICIPATED, DUE TO LAND DISTURBANCE ESTIMATED TO BE LESS THAN ONE ACRE DURING HOME CONSTRUCTION.

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

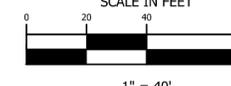
**LEGEND**

- SECTION CORNER
- SCI SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
- SMAG SET MAG NAIL W/WASHER, "ABONMARCHÉ"
- FMAG FOUND MAG NAIL
- FCI FOUND CAPPED IRON
- BtxA SOIL DESIGNATION
- 785 --- EXISTING GROUND CONTOURS
- x-x- STEEL FENCE
- OHE-OHE- OVERHEAD ELECTRIC
- PPI/D POWER POLE W/ DROP
- SB# 100.00 EXISTING OR PROPOSED WELL HEAD
- SOIL BORING LOCATION
- F 75' MINIMUM FRONT YARD BUILDING SETBACK
- R 15' MINIMUM REAR YARD BUILDING SETBACK
- S 10' MINIMUM SIDE YARD BUILDING SETBACK
- A ACCESS EASEMENT (AT DISTANCES SHOWN)



**OWNER**  
 CHRISTOPHER & JILL ERB  
 68667 C.R. #21  
 NEW PARIS, IN. 46553

**DEVELOPER**  
 TEAM CONSTRUCTION  
 1849 W. LINCOLN AVE.  
 GOSHEN, IN 46526



N. LINE, SE 1/4, SEC. 8-T35N-R6E  
 N90°00'00"E 1483.60'

**COUNTY ROAD NO. 46**

S90°00'00"W 1192.94'  
 NE COR.; SE 1/4  
 SEC. 8-T35N-R6E  
 FD. HARRISON  
 MON. (0.0')

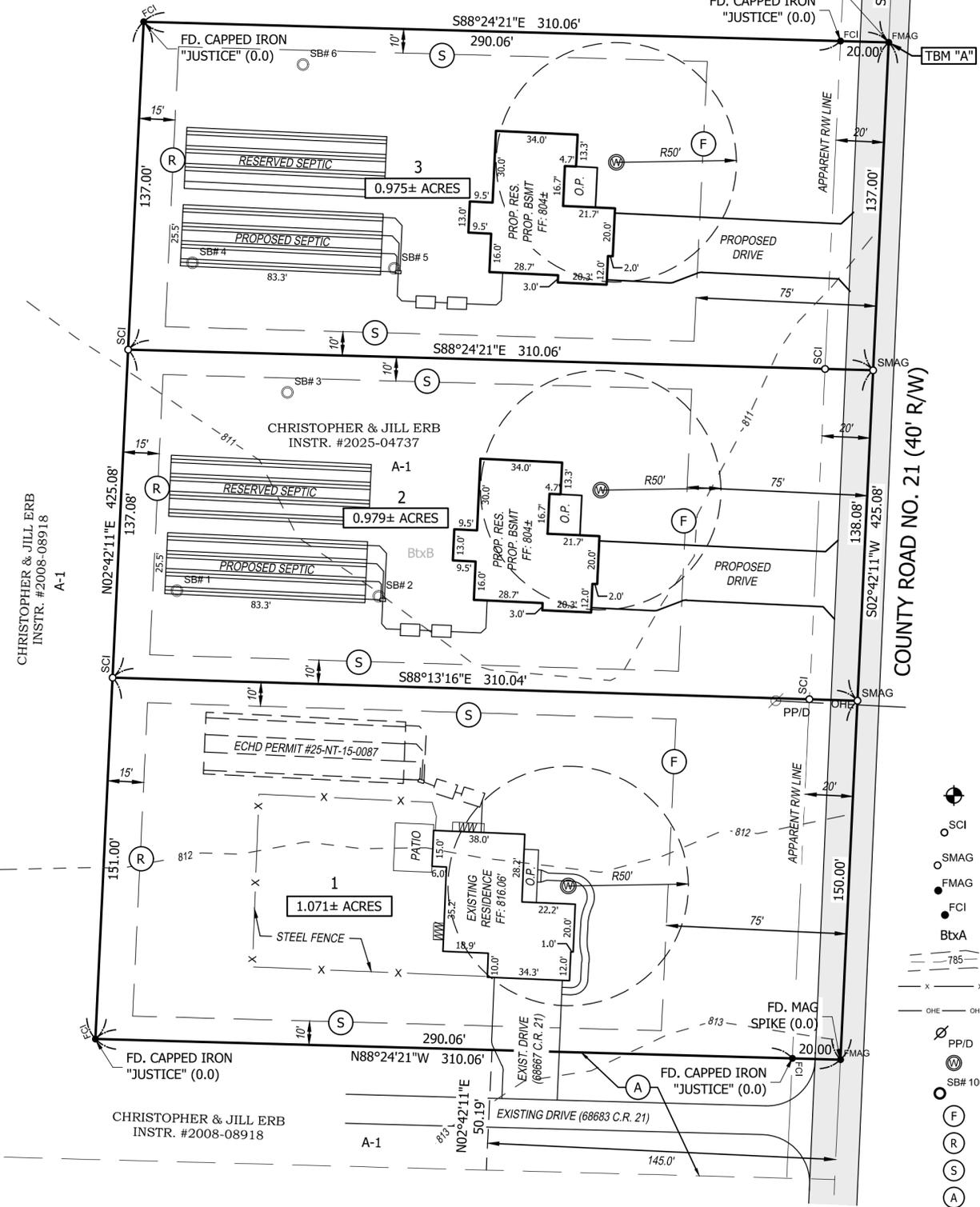
**TEMPORARY BENCHMARK**

No.	Description	Elevation
TBM "A"	TOP OF MAG SPIKE AT THE NE CORNER OF PROPOSED LOT 3 IN THE CENTERLINE OF COUNTY ROAD NO. 21	811.85'

TOTAL SUBDIVISION AREA  
 131,776± S.F.  
 3.025± ACRES

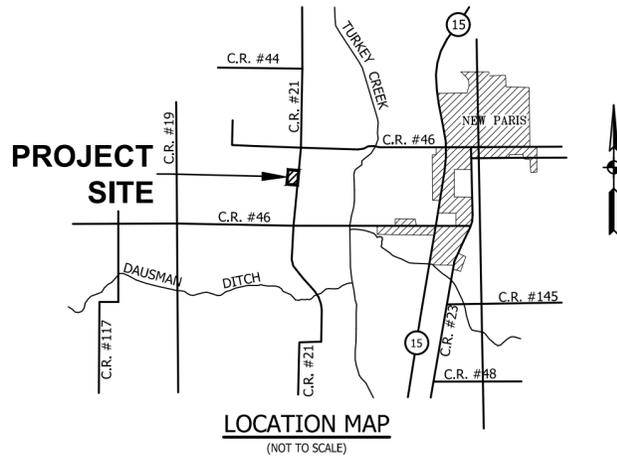
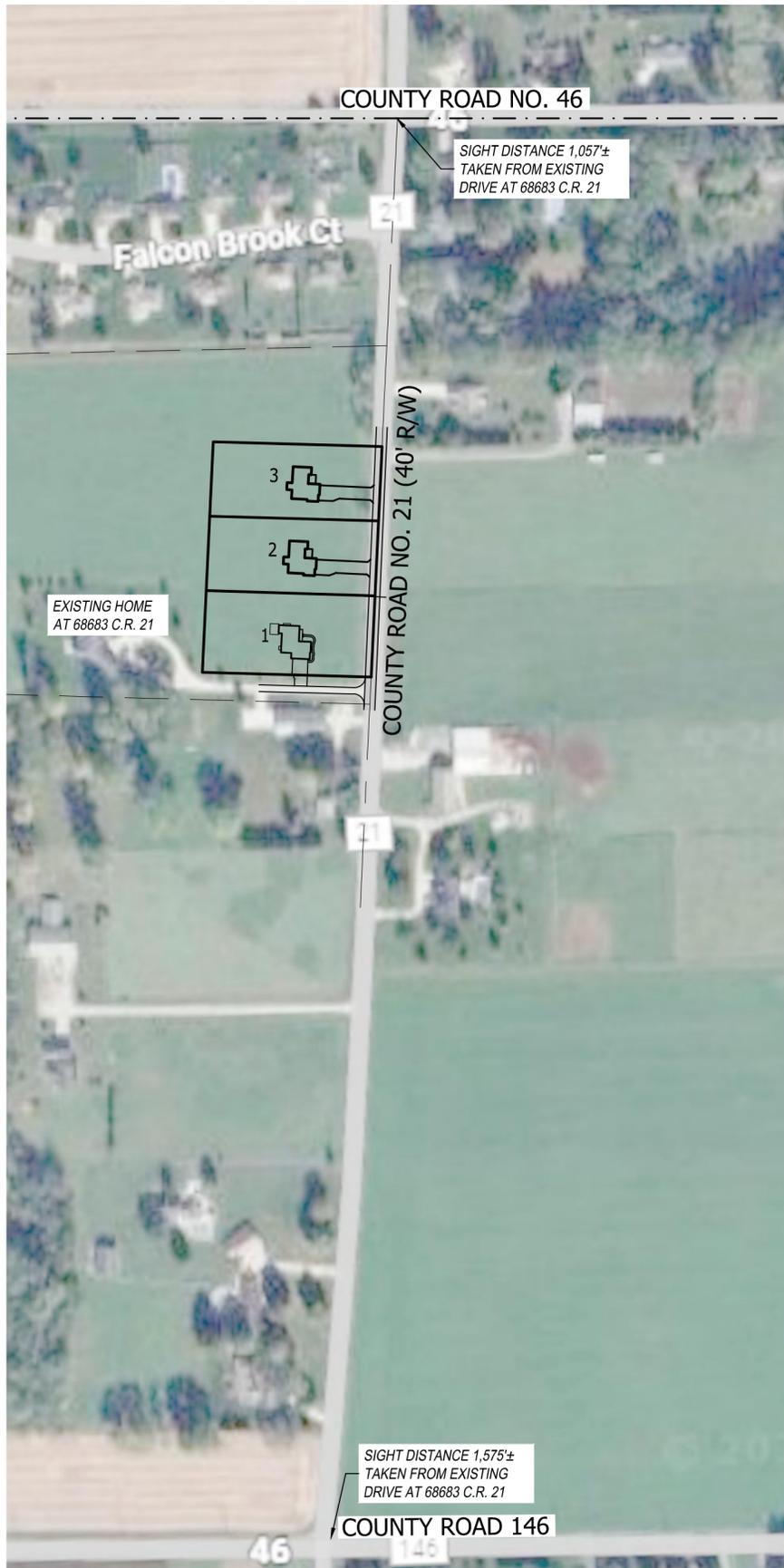
CHRISTOPHER & JILL ERB  
 INSTR. #2008-08918  
 A-1

FD. MAG SPIKE (0.0)  
 FD. CAPPED IRON "JUSTICE" (0.0)



O:\PROJECTS\2025\25-1986 TEAM JACKSON VIEW MINOR, NEW PARIS, IN SURVEY\18 CAD\PLANS\25-1986 PRIMARY.DWG PG. 1 TANYA MILLER, L.29.2026 1:26 PM

C:\PROJECTS\2025\25-1986 TEAM JACKSON VIEW MINOR, NEW PARIS\10 SURVEY\18 CAD\PLANS\25-1986 LINE OF SIGHT.DWG LOS DRWG TANVA MILLER 1.26.2025 9:58 AM



# PRIMARY PLAT LINE OF SIGHT EVALUATION JACKSON VIEW MINOR

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH,  
RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA  
ADDRESS: 68667 C.R. 21, NEW PARIS, IN 46553  
TAX ID#: 20-15-08-401-044.000-018

### SIGHT DISTANCE PARAMETERS

Speed Limit along County Road No. 21 is not posted.  
(55 mph since not posted).

For County Road No. 21 (speed limit: 55 mph)  
Lot 1 - From Existing Drive for 68683 C.R. 21  
Right Turn Intersection Sight Distance = 1,575'± to C.R. 146  
Left Turn Intersection Sight Distance = 1,057'± to C.R. 46

For County Road No. 21 (speed limit: 55 mph)  
Lot 2 - From Proposed Drive  
Right Turn Intersection Sight Distance = 1,801'± to C.R. 146  
Left Turn Intersection Sight Distance = 831'± to C.R. 46

For County Road No. 21 (speed limit: 55 mph)  
Lot 3 - From Proposed Drive  
Right Turn Intersection Sight Distance = 1,938'± to C.R. 146  
Left Turn Intersection Sight Distance = 694'± to C.R. 46

(Per Table 9-7 and Table 9-9 from the AASHTO Green Book)

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

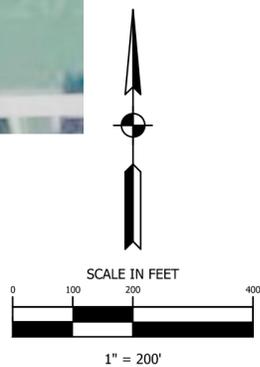
Design Speed (mph)	Stopping Sight Distance (ft)	U.S. Customary		Metric	
		Intersection Sight Distance for Passenger Cars		Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)	Calculated (m)	Design (m)
15	80	165.4	170	20	41.7
20	115	220.5	225	30	62.6
25	155	275.6	280	40	83.4
30	200	330.8	335	50	104.3
35	250	385.9	390	60	125.1
40	305	441.0	445	70	146.0
45	360	496.1	500	80	166.8
50	425	551.3	555	90	187.7
55	495	606.4	610	100	208.5
60	570	661.5	665	110	229.4
65	645	716.6	720	120	250.2
70	730	771.8	775	130	271.1
75	820	826.9	830		
80	910	882.0	885		

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

Design Speed (mph)	Stopping Sight Distance (ft)	U.S. Customary		Metric	
		Intersection Sight Distance for Passenger Cars		Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)	Calculated (m)	Design (m)
15	80	143.3	145	20	36.1
20	115	191.1	195	30	54.2
25	155	238.9	240	40	72.3
30	200	286.7	290	50	90.4
35	250	334.4	335	60	108.4
40	305	382.2	385	70	126.5
45	360	430.0	430	80	144.6
50	425	477.8	480	90	162.6
55	495	525.5	530	100	180.7
60	570	573.3	575	110	198.8
65	645	621.1	625	120	216.8
70	730	668.9	670	130	234.9
75	820	716.6	720		
80	910	764.4	765		

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



TEAM CONSTRUCTION

**JACKSON VIEW MINOR**

68667 C.R. #21, NEW PARIS, IN. 46553

PRIMARY PLAT LINE OF SIGHT EVALUATION

ISSUE DATE: 02.02.2026  
PM: CLB      QA/QC: CLB  
FIELDBOOK:

# ISSUANCE / REVISION      DATE  
ORIGINAL SHEET IS 18"x24". USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.  
PROJECT NO: 25-1986

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** March 12, 2026

***Transaction Number:*** MI-0043-2026.

***Parcel Number(s):*** 20-02-24-176-030.000-026.

***Existing Zoning:*** R-2.

***Petition:*** For primary approval of a 2-lot minor subdivision to be known as LAMONTS LANDING DELUXE.

***Petitioner:*** Showcase Deluxe Properties LLC, represented by Abonmarche Consultants.

***Location:*** West side of CR 15, 1,720 ft. south of CR 4, in Osolo Township.

***Site Description:*** Proposed lot 2A is 2.682 acres and irregular in shape with a proposed single-family residence. Proposed lot 2B is 0.887 acres and square in shape with a proposed single-family residence.

***History and General Notes:***

- None.

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

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0043-2026

Minor Subdivision - Primary

Date: 02/02/2026 Meeting Date: March 12, 2026 Transaction #: MI-0043-2026  
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 2-lot minor subdivision to be known as LAMONTS LANDING DELUXE

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Showcase Deluxe Properties Llc 21063 Chelton Glen Blvd. Bristol, IN 46507	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 15 Elkhart, IN 46514	Parcel Number: 20-02-24-176-030.000-026
---	---

Township: Osolo  
Location: WEST SIDE OF CR 15, 1,720 FT. SOUTH OF CR 4

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: R-2	NPO List:
-------------	-----------

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

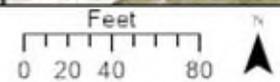
Department Signature:

MI-0043-2026

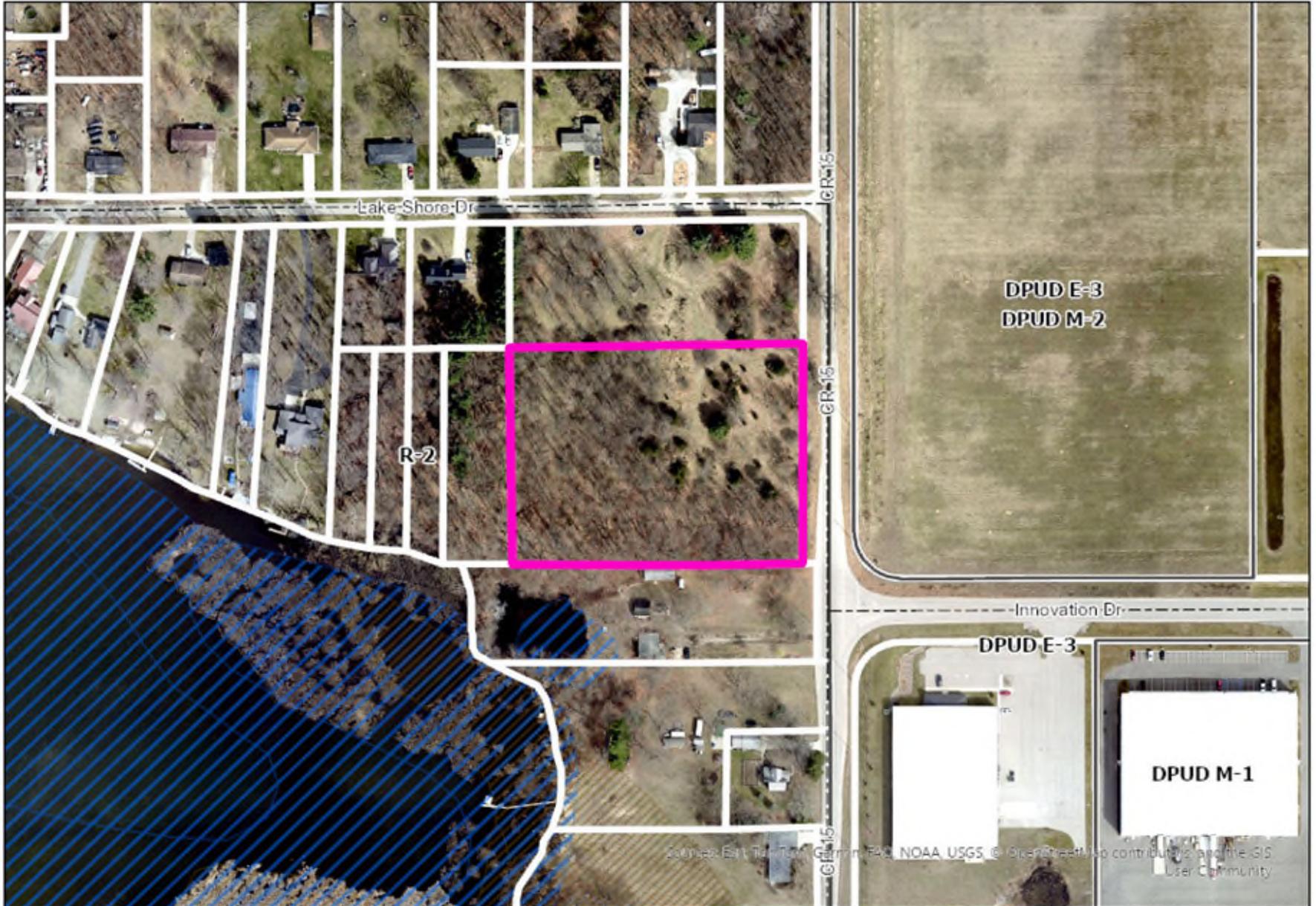


2025 Aerials

1 inch equals 80 ft

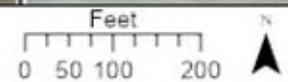


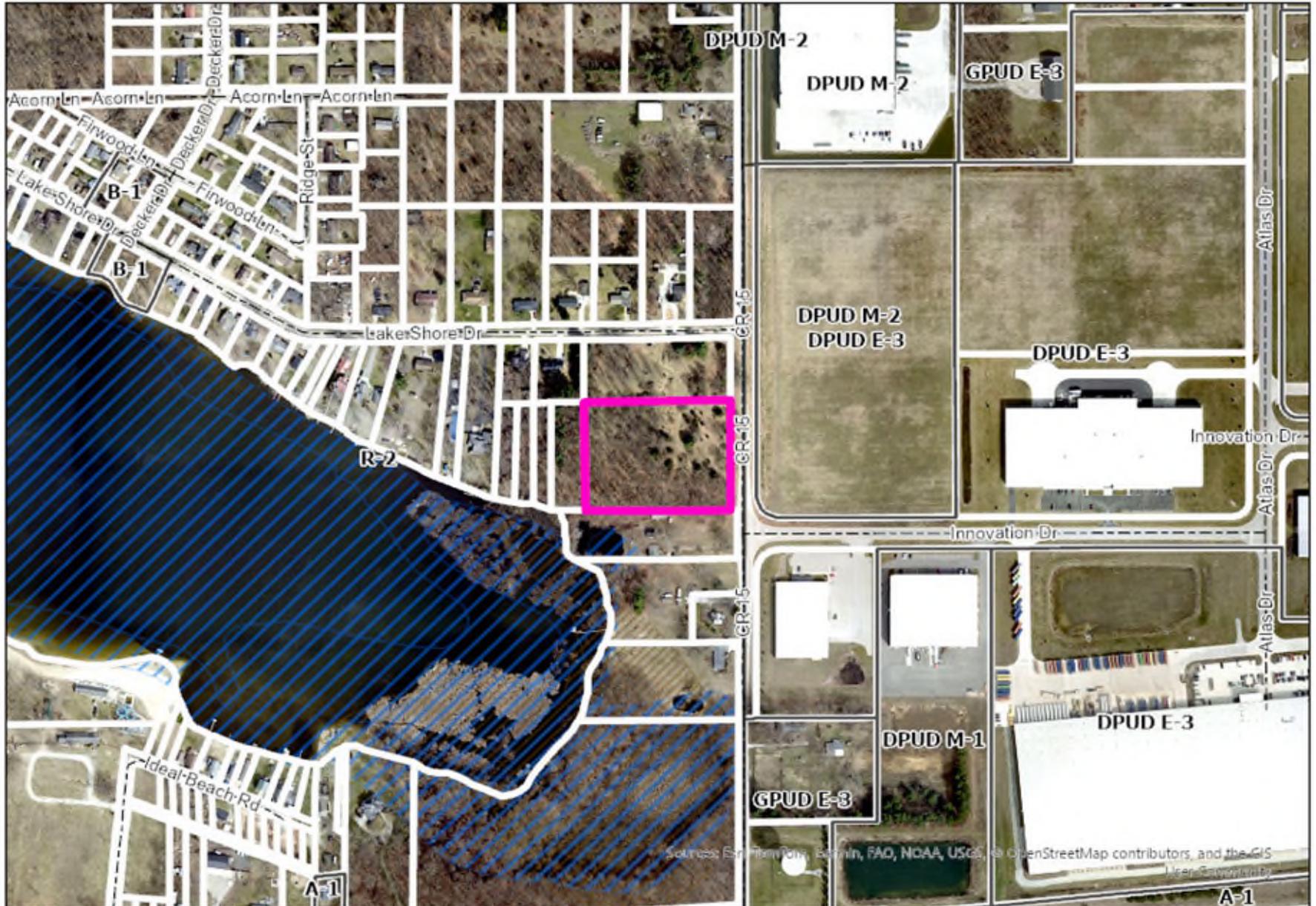
MI-0043-2026



2025 Aerials

1 inch equals 200 ft

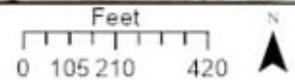




Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 400 ft



# PRIMARY PLAT LAMONTS LANDING DELUXE

LOT 2 IN CHARA CORP MINOR SUBDIVISION, SAID PLAT RECORDED IN PLAT BOOK 41, PAGE 20, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 5 EAST, OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA.

OWNER: SHOWCASE DELUXE PROPERTIES, LLC  
 ADDRESS: VL, COUNTY ROAD 15, ELKHART, IN. 46514  
 TAX ID#: 20-02-24-176-030.000-026

### LEGAL DESCRIPTION

LOT NUMBERED 2 IN CHARA CORP MINOR, BEING A PART OF LOTS 50 AND 51 IN HASTING'S HEATON LAKE SUBDIVISION, AS PER PLAT THEREOF, RECORDED AUGUST 3, 2021 AS INSTRUMENT NO. 2021-20606, AND IN PLAT BOOK 41, PAGE 20, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

### GENERAL NOTES

**ZONING & PROPOSED LAND USE**  
 ZONING FOR THIS PROJECT IS CURRENTLY R-2. ADJACENT PARCELS TO THE NORTH, SOUTH, AND WEST ARE ZONED R-2 ADJACENT PARCELS TO THE EAST ARE ZONED DPUD M-2.

THE PROJECT IS LOCATED ON THE WEST SIDE OF COUNTY ROAD 15 AND APPROXIMATELY ±211 FEET SOUTH OF LAKE SHORE DRIVE. THE PROJECT SITE TOTALS 3.569 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF SHOWCASE DELUXE PROPERTIES, LLC BY INSTR. #2025-07895.

THE PROJECT IS CURRENTLY VACANT. IT IS PROPOSED TO SUBDIVIDE THE PROJECT SITE INTO TWO PARCELS FOR SINGLE FAMILY RESIDENTIAL USE WITH FRONTAGE ALONG COUNTY ROAD NO. 15.

**SETBACKS - R-2 ZONE ELKHART COUNTY, NUMBERED COUNTY ROAD OR STREET**  
 FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROAD 15  
 SIDE YARD = 5 FEET  
 REAR YARD = 15 FEET

**DENSITY**  
 TOTAL PROJECT AREA = 155,466 S.F. OR 3.569± ACRES  
 PROPOSED LOT 2A = 116,833 S.F. OR 2.682± ACRES  
 PROPOSED LOT 2B = 38,633 S.F. OR 0.887± ACRES

**SIGNS** - N/A - NO SIGNS ARE PROPOSED WITH THIS SUBDIVISION.

**LIGHTING** - INDIVIDUAL/PRIVATE LIGHTING FOR EACH LOT

**PARKING** - N/A - NO NEW PARKING LOTS ARE PROPOSED WITH THIS SUBDIVISION.

**STREETS** - N/A - NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

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

**LINE OF SIGHT AND DRIVEWAYS**  
 EACH LOT OF THIS SUBDIVISION WILL BE SERVED BY IT'S OWN INDIVIDUAL DRIVEWAY WITH ACCESS TO COUNTY ROAD 15.

LOT 2A HAS A LINE OF SITE OF ±367 FEET TO INNOVATION DRIVE AND ±285 FEET TO LAKE SHORE DRIVE. LOT 2B HAS A LINE OF SITE OF ±191 FEET TO INNOVATION DRIVE AND ±462 FEET TO LAKE SHORE DRIVE. THE POSTED SPEED LIMIT OF COUNTY ROAD #15 IS 40 MPH. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAINTAIN A CLEAR LINE OF SIGHT TRIANGLE FOR ACCESS TO COUNTY ROAD NO. 15.

**SANITARY SEWER**  
 THIS PROJECT WILL UTILIZE THE REGIONAL SEWER DISTRICT. SANITARY SEWER LINES ARE LOCATED WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 15.

**WATER SUPPLY**  
 THIS PROJECT WILL UTILIZE PRIVATE WELLS FOR RESIDENTIAL WATER.

**SOILS**  
 THE SITE IS COMPOSED OF OSOLO LOAMY SAND, 0 TO 1 PERCENT SLOPES (OmgA) AND TYNER LOAMY SAND, 1 TO 5 PERCENT SLOPES (TxuB). SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

SOIL CHARACTERISTICS FOR OSOLO LOAMY SAND ARE 3.5 FEET TO 6.0 FEET FOR SEASONAL HIGH WATER TABLE AND 6.00 TO 20.00 INCHES PER HOUR OF PERMEABILITY AND NOT PRONE TO FLOODING OR STANDING WATER. SOIL CHARACTERISTICS FOR TYNER SOILS ARE GREATER THAN 6 FEET FOR SEASONAL HIGH WATER TABLE AND 6.00 TO 20.00 INCHES PER HOUR OF PERMEABILITY NOT PRONE TO FLOODING OR STANDING WATER.

**BENCHMARK**  
 BM#1  
 NORTH RIM OF SANITARY MANHOLE AT INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 15 AND LAKE SHORE DRIVE, ELEVATION=774.76 FEET (NAVD88).

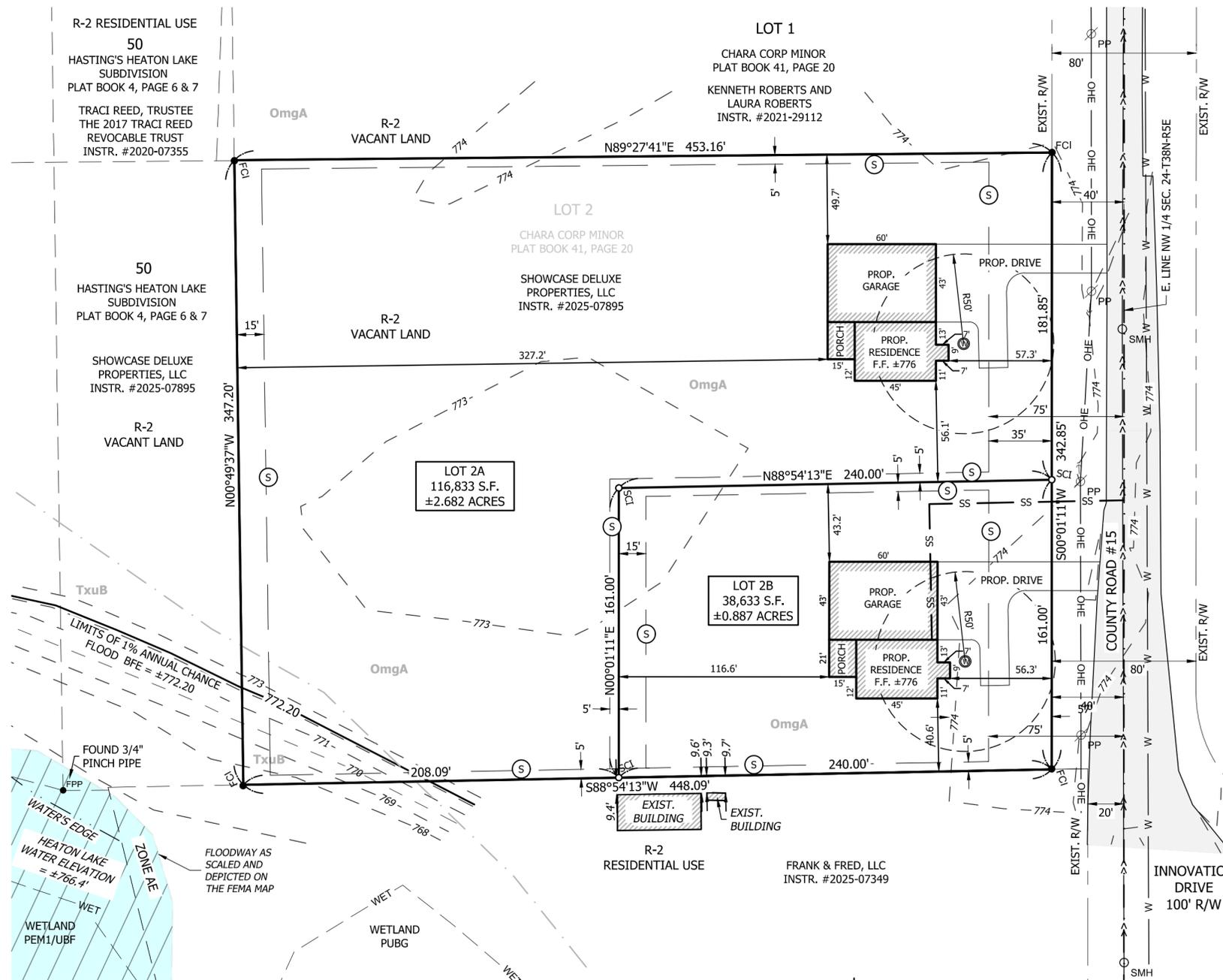
**CONTOURS**  
 TOPOGRAPHIC MAPPING UNITS ARE MEASURED AND DISPLAYED IN ENGLISH UNITS (US SURVEY FEET HORIZONTALLY AND NAVD 1988 VERTICALLY) ESTABLISHED BY GPS MEASUREMENTS.

**FLOOD NOTE**  
 A PORTION OF PROPOSED LOT 2A IS WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) LIMITS AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0135D, EFFECTIVE MAP DATE: AUGUST 2, 2011. SEE DRAWING FOR FIELD SURVEY MAPPED LIMITS.

**ELEVATIONS OF BUILDINGS**  
 FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM PROPOSED BUILDINGS. PROPOSED BUILDING WILL BE OF STANDARD CONSTRUCTION. LOCATIONS OF RESIDENCES AND ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY, THESE WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DEFINED BY SUBMITTAL OF SITE PLAN FOR PERMITS.

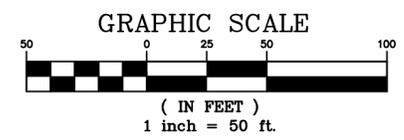
**EROSION CONTROL PLAN**  
 AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS NOT ANTICIPATED, DUE TO LAND DISTURBANCE ESTIMATED TO BE LESS THAN ONE ACRE DURING HOME CONSTRUCTION.

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



**OWNER**  
 SHOWCASE DELUXE PROPERTIES, LLC  
 21063 CHELTON GLEN BLVD  
 BRISTOL, IN 46507  
 INSTR. #2025-07895

**TOTAL SUBDIVISION AREA**  
 155,466 S.F.  
 ±3.569 ACRES

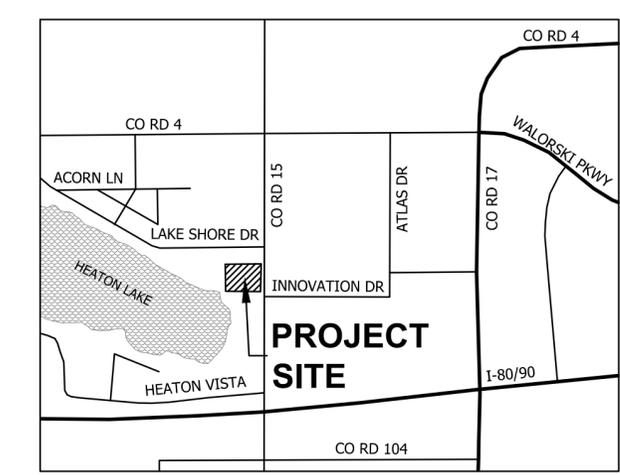


**LEGEND**

— OHE — OHE —	OVERHEAD ELECTRIC
—>>>—>>>—	SANITARY SEWER LINE
— W —	WATER MAIN
— 785 —	EXISTING GROUND CONTOURS
— — —	WATER'S EDGE
— — —	SOIL TYPE EDGE
— WET —	WETLANDS EDGE
○ SMH	SANITARY MANHOLE
○ PP	POWER POLE
↓	GUY ANCHOR
● FCI	FOUND 5/8" REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050"
● FPP	FOUND PINCHTOP IRON PIPE
○ SCI	SET 5/8" REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050"
○ S	MINIMUM BUILDING SETBACK (AS NOTED)
OmgA	SOIL TYPE

**UTILITY INFORMATION**

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



**LOCATION MAP**  
 (NOT TO SCALE)

SHOWCASE DELUXE PROPERTIES, LLC  
**LAMONTS LANDING DELUXE**  
 VL, CR 15, ELKHART, IN 46514  
**PRIMARY PLAT**



ISSUE DATE: 02.02.2026  
 PM: CMWE QA/QC:

# ISSUANCE / REVISION DATE  
 ORIGINAL SHEET IS 18"x24". USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.  
 PROJECT NO: 25-2069

C:\PROJECTS\2025\25-2069\HERSCHBERGER LAMONTS LANDING DELUXE 2-LOT MINOR 10 SURVEY\18 CAD\PLANS\25-2069 PRELIMINARY PLAN.DWG PRIMARY TANVA MILLER 1.30.2026 12:54 PM

# *Plat Committee Staff Report*

*Prepared by the Department of Planning and Development*

*Hearing Date:* March 12, 2026

*Transaction Number:* MA-0044-2026.

*Parcel Number(s):* 20-01-14-326-008.000-005, 20-01-14-376-001.000-005, 20-01-14-376-002.000-005, part of 20-01-14-376-003.000-005, part of 20-01-14-376-005.000-005.

*Existing Zoning:* A-1.

*Petition:* For secondary approval of a 35-lot major subdivision to be known as LUXE GRANGER, PHASE ONE.

*Petitioner:* Emerald Chase Land Development LLC, represented by Abonmarche Consultants.

*Location:* South side of CR 1, 2,445 ft. west of CR 5, in Cleveland Township.

*Site Description:* Phase 1 comprises 35 lots totaling 26.634 acres for proposed single-family residences. There are 6 total common areas totaling 3.318 acres and this secondary is without deviations from the Development Ordinance.

*History and General Notes:*

- **October 9, 2025** – The Plan Commission approved the primary 62-lot major subdivision to be known as Luxe Granger.

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

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

# 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

Major Subdivision - Secondary

MA-0044-2026

Date: 02/02/2026

Meeting Date:

March 12, 2026

Plan Commission Hearing (Subdivision)

Transaction #:

MA-0044-2026

Description: for secondary approval of 35 lot major subdivision to be known as LUXE GRANGER, PHASE ONE

Contacts: Applicant

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

Land Owner

Emerald Chase Land  
Development, Llc  
1849 West Lincoln Ave.  
Goshen, IN 46526

Private Surveyor

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

Site Address: 00000 County Road 1  
GRANGER, IN 46530

Parcel Number: 20-01-14-326-008.000-005  
20-01-14-376-001.000-005  
20-01-14-376-002.000-005  
Part of 20-01-14-376-003.000-005  
Part of 20-01-14-376-005.000-005

Township: Cleveland

Location: SOUTH SIDE OF CR 1, 2,445 FT. WEST OF CR 5

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1, A-1

NPO List:

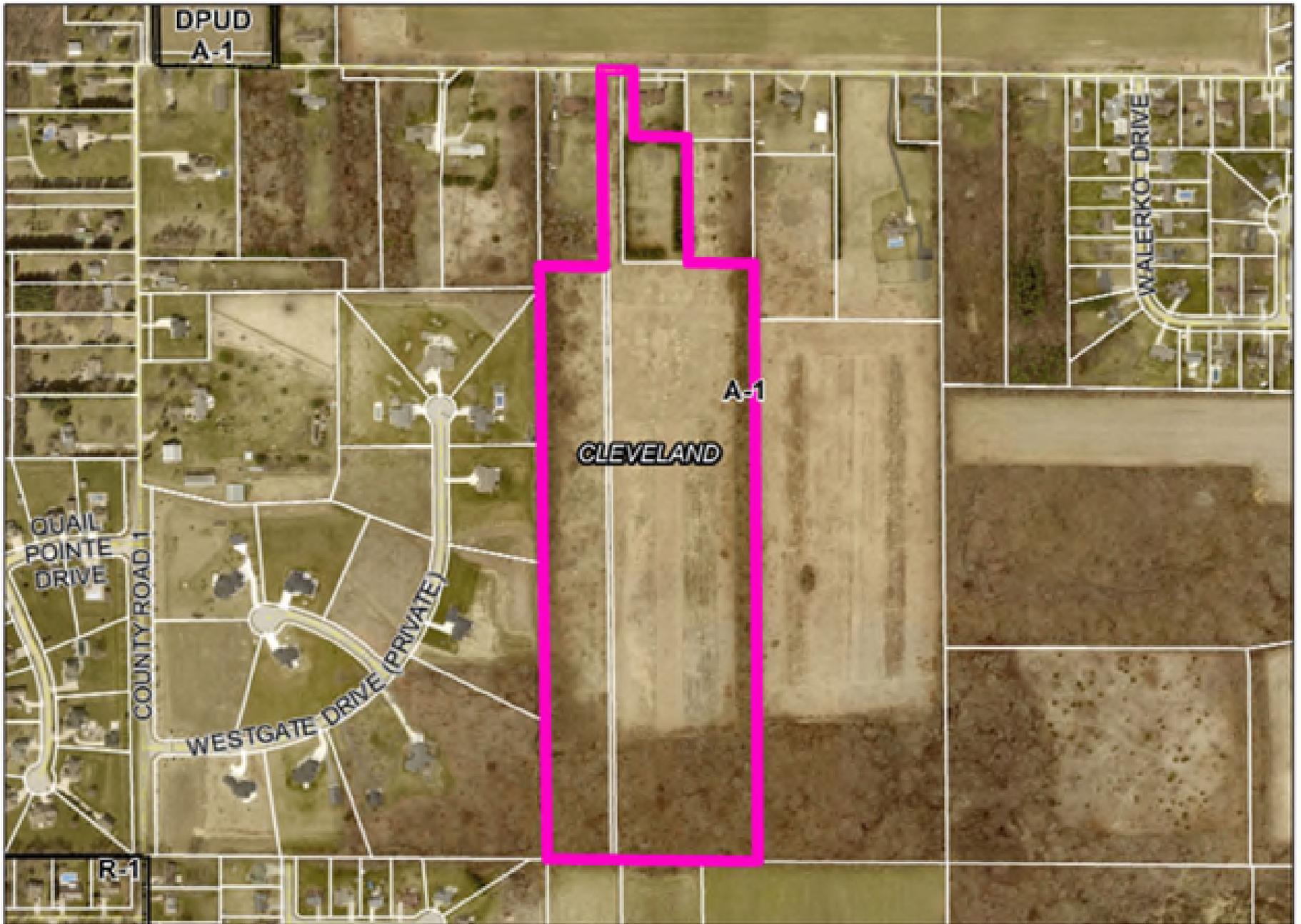
Present Use of Property:

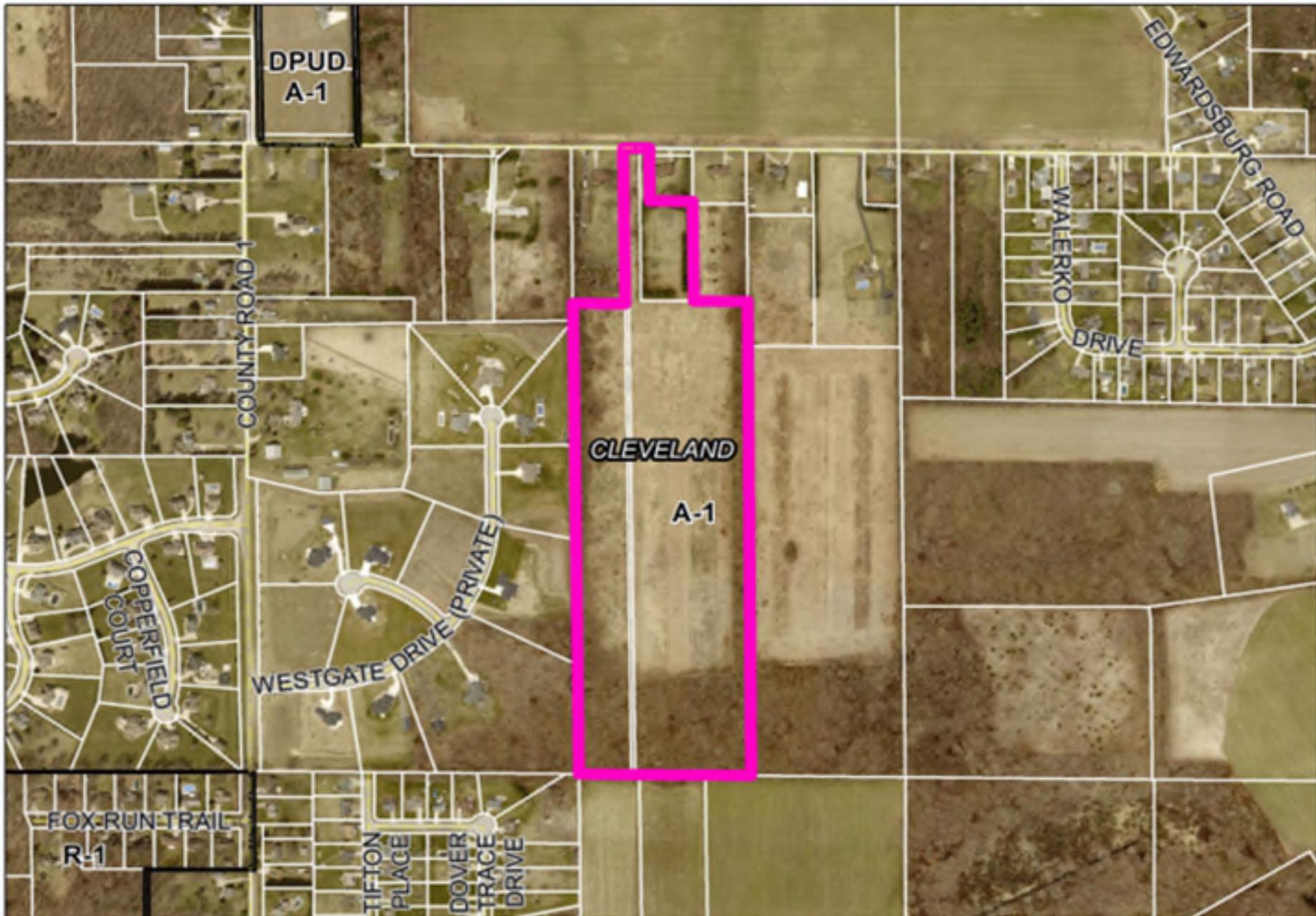
Legal Description:

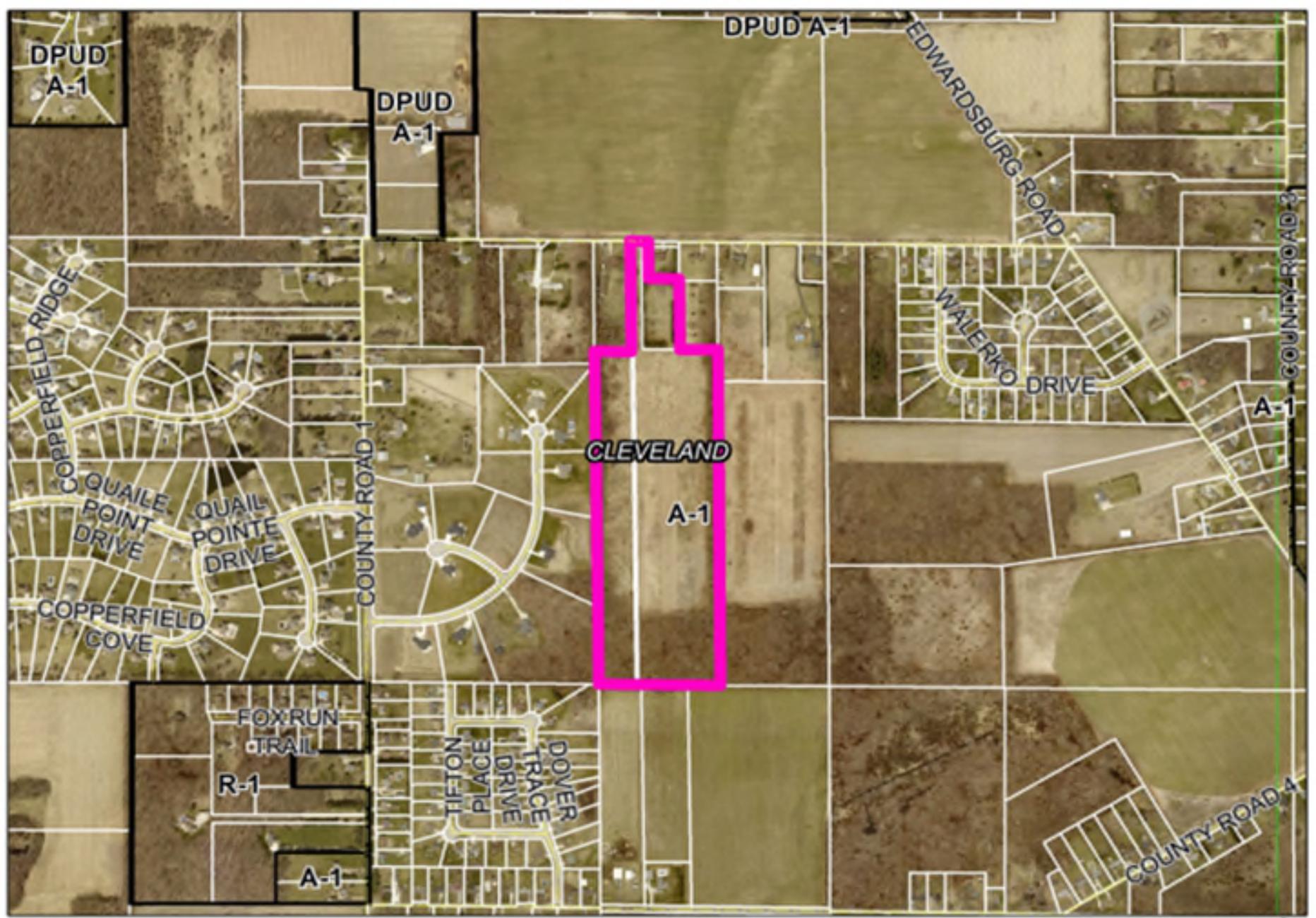
Comments: SEE PRIMARY #MA-0566-2025 APPROVED 10/9/2025

Applicant Signature:

Department Signature:



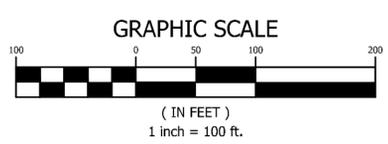
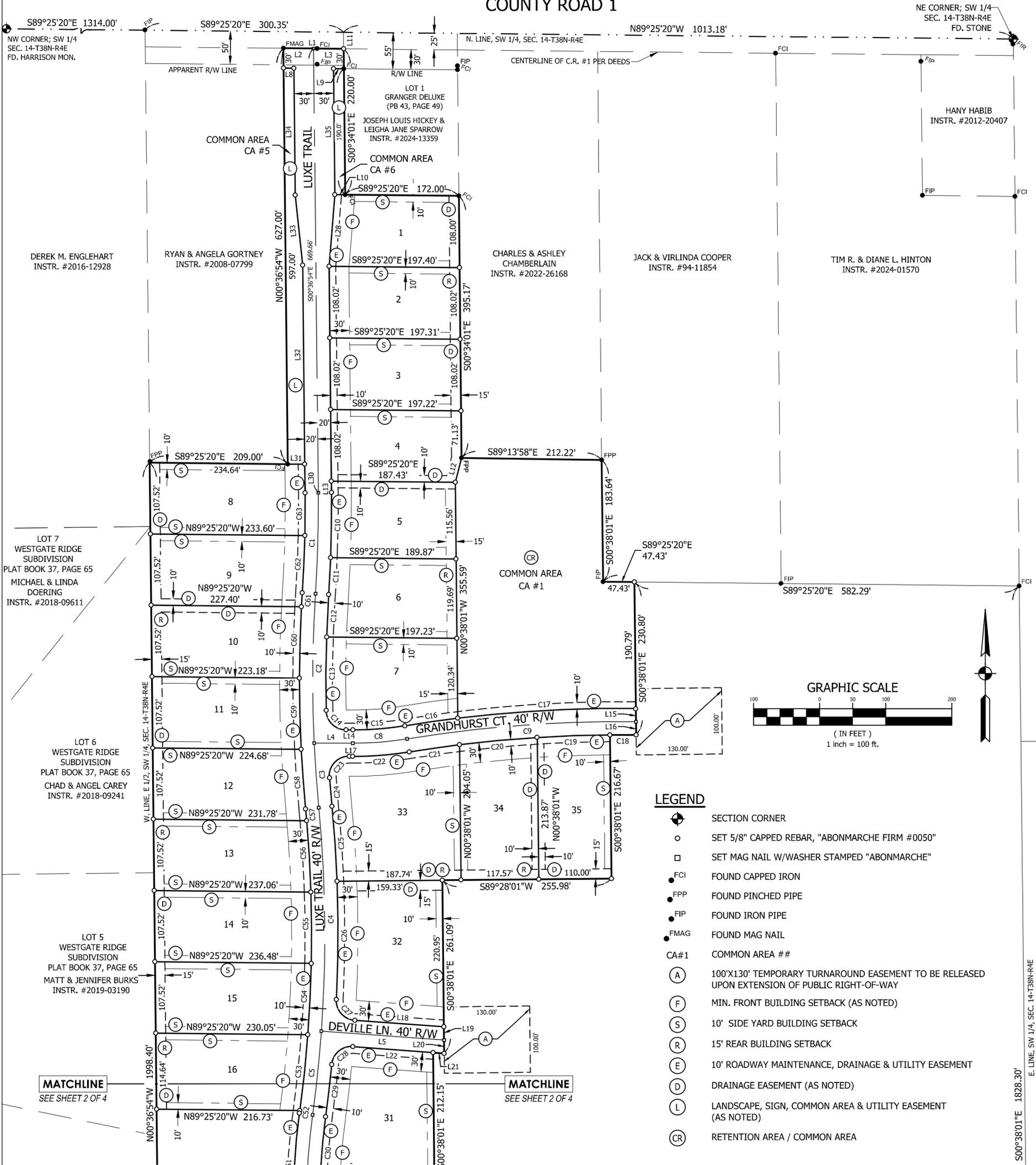




# LUXE - GRANGER, PHASE ONE

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH,  
RANGE 4 EAST, CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA.

## COUNTY ROAD 1



- LEGEND**
- ⊕ SECTION CORNER
  - SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"
  - SET MAG NAIL W/WASHER STAMPED "ABONMARCHE"
  - FCI FOUND CAPPED IRON
  - FPP FOUND PINCHED PIPE
  - FIP FOUND IRON PIPE
  - FMAG FOUND MAG NAIL
  - CA#1 COMMON AREA ##
  - (A) 100'X130' TEMPORARY TURNAROUND EASEMENT TO BE RELEASED UPON EXTENSION OF PUBLIC RIGHT-OF-WAY
  - (F) MIN. FRONT BUILDING SETBACK (AS NOTED)
  - (S) 10' SIDE YARD BUILDING SETBACK
  - (R) 15' REAR BUILDING SETBACK
  - (E) 10' ROADWAY MAINTENANCE, DRAINAGE & UTILITY EASEMENT
  - (D) DRAINAGE EASEMENT (AS NOTED)
  - (L) LANDSCAPE, SIGN, COMMON AREA & UTILITY EASEMENT (AS NOTED)
  - (CR) RETENTION AREA / COMMON AREA

**COMMON AREA NOTE**  
THE OWNERS OF ALL LOTS IN LUXE - GRANGER SHALL HAVE EQUAL AND UNDIVIDED OWNERSHIP OF THE PARCELS OF LAND DESIGNATED AS COMMON AREAS.

(SEE SHEET 3 OF 4 FOR LEGAL DESCRIPTION, LINE AND CURVE TABLES AND AREA TABLES)

**FLOOD NOTE**  
THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0106D, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

JOB NO.: 25-0991  
DATE: FEBRUARY, 2026

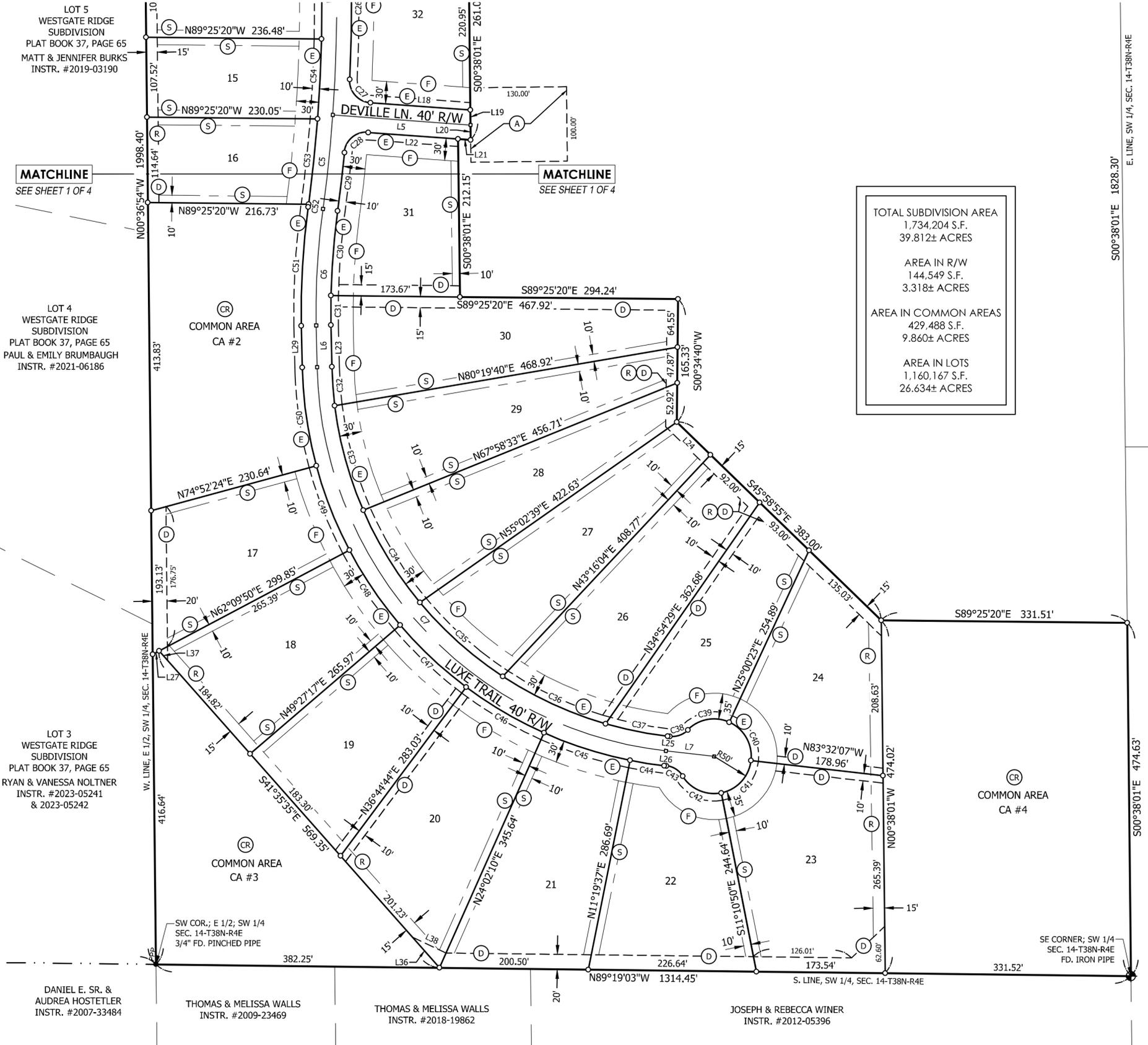
**ABONMARCHE**  
303 River Race Drive, Unit 206  
Goshen, IN 46526  
T 574.533.9913  
F 574.533.9911  
abonmarche.com

Surveying  
Engineering  
Architecture

C:\Projects\2025\25-0991 HERSHBERGER LUXE Granger Major\10 SURVEY\18 CAD\PLANS\25-0991 Secondary.dwg

# LUXE - GRANGER, PHASE ONE

A PART OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 38 NORTH, RANGE 4 EAST, CLEVELAND TOWNSHIP,  
ELKHART COUNTY, INDIANA.



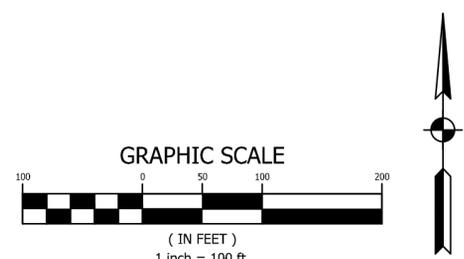
TOTAL SUBDIVISION AREA	1,734,204 S.F.
	39.812± ACRES
AREA IN R/W	144,549 S.F.
	3.318± ACRES
AREA IN COMMON AREAS	429,488 S.F.
	9.860± ACRES
AREA IN LOTS	1,160,167 S.F.
	26.634± ACRES

**LEGEND**

- SECTION CORNER
- SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"
- SET MAG NAIL W/WASHER STAMPED "ABONMARCHE"
- FCI FOUND CAPPED IRON
- FPP FOUND PINCHED PIPE
- FIP FOUND IRON PIPE
- FMAG FOUND MAG NAIL
- CA#1 COMMON AREA ##
- 100'X130' TEMPORARY TURNAROUND EASEMENT TO BE RELEASED UPON EXTENSION OF PUBLIC RIGHT-OF-WAY
- MIN. FRONT BUILDING SETBACK (AS NOTED)
- 10' SIDE YARD BUILDING SETBACK
- 15' REAR BUILDING SETBACK
- 10' ROADWAY MAINTENANCE, DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT (AS NOTED)
- LANDSCAPE, SIGN, COMMON AREA & UTILITY EASEMENT (AS NOTED)
- RETENTION AREA / COMMON AREA

**COMMON AREA NOTE**  
THE OWNERS OF ALL LOTS IN LUXE - GRANGER SHALL HAVE EQUAL AND UNDIVIDED OWNERSHIP OF THE PARCELS OF LAND DESIGNATED AS COMMON AREAS.

(SEE SHEET 3 OF 4 FOR LEGAL DESCRIPTION, LINE AND CURVE TABLES AND AREA TABLES)



**ABONMARCHE**

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

Surveying  
Engineering  
Architecture

JOB NO.: 25-0991  
DATE: FEBRUARY, 2026

C:\Projects\2025\25-0991 HERSHBERGER LUXE Granger Major\10 SURVEY\18 CAD\PLANS\25-0991 Secondary.dwg

# LUXE - GRANGER, PHASE ONE

A PART OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 38 NORTH, RANGE 4 EAST, CLEVELAND TOWNSHIP,  
ELKHART COUNTY, INDIANA.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	152.53'	2,000.00'	4°22'10"	N01°34'11"E	152.49'
C2	225.25'	2,000.00'	6°27'11"	S00°31'41"W	225.13'
C3	97.67'	2,000.00'	2°47'53"	S04°05'51"E	97.66'
C4	337.30'	2,000.00'	9°39'46"	N00°39'54"W	336.90'
C5	126.99'	2,000.00'	3°38'17"	N05°59'08"E	126.97'
C6	157.00'	1,000.00'	8°59'45"	S03°18'24"W	156.84'
C7	761.70'	530.00'	82°20'39"	S42°21'48"E	697.82'
C8	82.45'	500.00'	9°26'53"	N85°27'39"E	82.36'
C9	347.61'	1,990.00'	10°00'30"	S85°44'28"W	347.17'
C10	98.38'	2,020.00'	2°47'26"	N00°46'49"E	98.37'
C11	55.67'	2,020.00'	1°34'45"	N02°57'54"E	55.67'
C12	64.10'	1,980.00'	1°51'17"	S02°49'38"W	64.09'
C13	110.65'	1,980.00'	3°12'07"	S00°17'56"W	110.64'
C14	46.35'	30.00'	88°30'46"	S45°33'31"E	41.87'
C15	79.15'	480.00'	9°26'53"	N85°27'39"E	79.06'
C16	80.85'	2,010.00'	2°18'17"	S81°53'21"W	80.85'
C17	269.77'	2,010.00'	7°41'24"	S86°53'12"W	269.57'
C18	39.58'	1,970.00'	1°09'04"	N89°48'59"W	39.58'
C19	110.05'	1,970.00'	3°12'02"	S88°00'28"W	110.03'
C20	117.98'	1,970.00'	3°25'53"	S84°41'30"W	117.96'
C21	76.99'	1,970.00'	2°14'21"	S81°51'23"W	76.99'
C22	85.75'	520.00'	9°26'53"	N85°27'39"E	85.65'
C23	49.44'	30.00'	94°25'47"	S42°58'13"W	44.03'
C24	43.26'	1,980.00'	1°15'06"	S04°52'14"E	43.26'
C25	113.07'	2,020.00'	3°12'26"	N03°53'34"W	113.05'
C26	178.33'	2,020.00'	5°03'29"	N00°14'23"E	178.27'
C27	46.39'	30.00'	88°36'09"	S41°31'57"E	41.91'
C28	46.39'	30.00'	88°36'09"	S49°51'55"W	41.91'
C29	78.99'	2,020.00'	2°14'26"	N06°41'03"E	78.98'
C30	114.17'	980.00'	6°40'30"	S04°28'01"W	114.10'
C31	39.70'	980.00'	2°19'15"	S00°01'51"E	39.69'
C32	52.59'	510.00'	5°54'29"	S04°08'43"E	52.56'
C33	146.00'	510.00'	16°24'08"	S15°18'01"E	145.50'
C34	146.00'	510.00'	16°24'08"	S31°42'10"E	145.50'
C35	149.82'	510.00'	16°49'53"	S48°19'11"E	149.28'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C36	153.29'	510.00'	17°13'15"	S65°20'45"E	152.71'
C37	85.27'	510.00'	9°34'45"	S78°44'45"E	85.17'
C38	26.87'	30.00'	51°19'04"	N70°48'21"E	25.98'
C39	60.10'	50.00'	68°52'29"	S79°35'03"W	56.55'
C40	63.22'	50.00'	72°26'35"	N29°45'25"W	59.09'
C41	63.36'	50.00'	72°36'22"	N42°46'04"E	59.21'
C42	59.96'	50.00'	68°42'42"	S66°34'24"E	56.43'
C43	26.87'	30.00'	51°19'04"	N57°52'35"W	25.98'
C44	46.68'	550.00'	4°51'45"	S81°06'15"E	46.66'
C45	122.00'	550.00'	12°42'33"	S72°19'06"E	121.75'
C46	122.00'	550.00'	12°42'33"	S59°36'33"E	121.75'
C47	122.00'	550.00'	12°42'33"	S46°54'00"E	121.75'
C48	122.00'	550.00'	12°42'33"	S34°11'26"E	121.75'
C49	122.00'	550.00'	12°42'33"	S21°28'53"E	121.75'
C50	133.78'	550.00'	13°56'11"	S08°09'31"E	133.45'
C51	160.15'	1,020.00'	8°59'45"	S03°18'24"W	159.98'
C52	3.74'	1,980.00'	0°06'29"	N07°45'02"E	3.74'
C53	115.15'	1,980.00'	3°19'56"	N06°01'49"E	115.13'
C54	107.59'	1,980.00'	3°06'48"	N02°48'27"E	107.58'
C55	107.52'	1,980.00'	3°06'41"	N00°18'17"W	107.51'
C56	107.77'	1,980.00'	3°07'07"	N03°25'11"W	107.76'
C57	17.88'	1,980.00'	0°31'02"	N05°14'16"W	17.88'
C58	90.04'	2,020.00'	2°33'14"	S04°13'10"E	90.03'
C59	107.57'	2,020.00'	3°03'05"	S01°25'01"E	107.56'
C60	107.53'	2,020.00'	3°03'00"	S01°38'01"W	107.51'
C61	21.01'	2,020.00'	0°35'45"	S03°27'24"W	21.01'
C62	86.57'	1,980.00'	2°30'18"	N02°30'07"E	86.56'
C63	64.43'	1,980.00'	1°51'52"	N00°19'02"E	64.43'

### LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOUR (4) EAST, IN CLEVELAND TOWNSHIP, ELKHART COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°25'20" WEST (BASED ON THE ELKHART COUNTY PROJECTION NAD\_83), ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1013.18 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 00°34'01" EAST, 25.00 FEET TO THE NORTHWEST CORNER OF LOT 1 GRANGER DELUXE, SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 43, PAGE 49, THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°34'01" EAST, 220.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 GRANGER DELUXE; THENCE SOUTH 89°25'20" EAST ALONG THE SOUTH LINE OF SAID LOT 1, 172.00 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND CONVEYED TO CHARLES AND ASHLEY CHAMBERLAIN AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT #2022-26168; THENCE SOUTH 00°34'01" EAST ALONG SAID WEST LINE, 395.17 FEET TO THE SOUTHWEST CORNER OF SAID CHAMBERLAIN PARCEL; THENCE SOUTH 89°13'58" EAST ALONG THE SOUTH LINE OF SAID CHAMBERLAIN PARCEL, 212.22 FEET TO THE SOUTHEAST CORNER OF SAID CHAMBERLAIN PARCEL AND THE WEST LINE OF A PARCEL OF LAND CONVEYED TO JACK AND VIRLINDA COOPER AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT #94-11854; THENCE SOUTH 00°38'01" EAST ALONG SAID WEST LINE OF COOPER PARCEL, 183.64 FEET TO THE SOUTHWEST CORNER OF SAID COOPER PARCEL; THENCE SOUTH 89°25'20" EAST ALONG THE SOUTH PROPERTY LINE OF SAID COOPER PARCEL, 47.43 FEET; THENCE SOUTH 00°38'01" EAST, 230.80 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY 39.58 FEET ALONG SAID CURVE HAVING A RADIUS OF 1970.00 FEET AND SUBTENDED BY A LONG CHORD BEARING OF NORTH 89°48'59" WEST, 39.58 FEET; THENCE SOUTH 00°38'01" EAST, 216.67 FEET; THENCE SOUTH 89°28'01" WEST, 255.98 FEET; THENCE SOUTH 00°38'01" EAST, 261.09 FEET; THENCE NORTH 85°50'01" WEST, 16.92 FEET; THENCE SOUTH 00°38'01" EAST, 212.15 FEET; THENCE SOUTH 89°25'20" EAST, 294.24 FEET; THENCE SOUTH 00°34'40" WEST, 165.33 FEET; THENCE SOUTH 45°58'55" EAST, 383.00 FEET; THENCE SOUTH 89°25'20" EAST, 331.51 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°38'01" EAST ALONG SAID EAST LINE, 474.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 89°19'03" WEST, ALONG SAID SOUTH LINE, 1314.45 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING MARKED BY A 3/4 INCH PINCHED PIPE; THENCE NORTH 00°36'54" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, 1998.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO RYAN AND ANGELA GORTNEY AS DESCRIBED IN DOCUMENT NUMBER 2008-07799 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE SOUTH 89°25'20" EAST ALONG THE SOUTH LINE OF SAID GORTNEY TRACT, 209.00 FEET TO THE SOUTHEAST CORNER OF SAID GORTNEY TRACT; THENCE NORTH 00°36'54" WEST ALONG THE EAST LINE OF SAID GORTNEY TRACT, 627.00 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 1 AS DEEDED; THENCE SOUTH 89°25'20" EAST ALONG SAID CENTERLINE, 91.33 FEET TO THE POINT OF BEGINNING. CONTAINING 39.812 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND PUBLIC RIGHTS OF WAY OF RECORD.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	91.33'	S89° 25' 20"E
L2	45.65'	S89° 25' 20"E
L3	45.68'	S89° 25' 20"E
L4	58.51'	S89° 48' 54"E
L5	186.15'	N85° 50' 01"W
L6	55.94'	S01° 11' 28"E
L7	65.46'	N83° 32' 07"W
L8	15.64'	S89° 25' 20"E
L9	15.65'	S89° 25' 20"E
L10	15.49'	S89° 25' 20"E
L11	25.00'	S00° 34' 01"E
L12	37.96'	N14° 13' 54"E
L13	17.17'	N00° 36' 54"W
L14	10.38'	S89° 48' 54"E
L15	20.01'	S00° 38' 01"E
L16	20.01'	S00° 38' 01"E
L17	5.21'	S89° 48' 54"E
L18	135.08'	N85° 50' 01"W
L19	20.07'	S00° 38' 01"E
L20	20.07'	S00° 38' 01"E
L21	16.92'	N85° 50' 01"W
L22	121.52'	N85° 50' 01"W
L23	55.94'	N01° 11' 28"W
L24	62.97'	S45° 58' 55"E
L25	3.01'	N83° 32' 07"W
L26	3.01'	N83° 32' 07"W
L27	9.93'	N62° 15' 30"E
L28	108.25'	S04° 41' 07"W
L29	55.93'	S01° 11' 28"E
L30	43.08'	S00° 36' 54"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L31	25.64'	N89° 25' 20"W
L32	299.97'	S00° 36' 54"E
L33	106.45'	S06° 00' 19"E
L34	191.25'	S00° 36' 54"E
L35	190.00'	N00° 36' 54"W
L36	55.00'	S41° 35' 35"E
L37	17.07'	N41° 30' 28"W
L38	50.11'	S64° 53' 27"E

LOT AREA TABLE		
LOT No.	AREA (SF)	AREA (AC)
1	20,780	0.48
2	21,315	0.49
3	21,305	0.49
4	21,116	0.48
5	21,735	0.50
6	23,170	0.53
7	26,288	0.60
8	25,201	0.58
9	24,820	0.57
10	24,166	0.55
11	24,020	0.55
12	24,490	0.56
13	25,252	0.58
14	25,504	0.59
15	25,128	0.58
16	25,667	0.59
17	39,428	0.91
18	41,840	0.96
19	41,221	0.95
20	48,521	1.11
21	48,884	1.12
22	45,834	1.05

LOT AREA TABLE		
LOT No.	AREA (SF)	AREA (AC)
23	53,616	1.23
24	41,672	0.96
25	37,012	0.85
26	46,638	1.07
27	44,108	1.01
28	42,359	0.97
29	44,548	1.02
30	49,719	1.14
31	35,286	0.81
32	34,091	0.78
33	37,059	0.85
34	24,637	0.57
35	23,736	0.54
CA#1	93,557	2.15
CA#2	80,540	1.85
CA#3	82,362	1.89
CA#4	157,206	3.61
CA#5	12,865	0.30
CA#6	2,958	0.07
ROW	144,549	3.32

**OWNER**  
EMERALD CHASE LAND DEVELOPMENT, LLC  
1849 W. LINCOLN AVENUE  
GOSHEN, IN. 46526  
INSTR. #2024-01105; INSTR. #2024-00214 &  
INSTR. #2023-16565



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

Surveying  
Engineering  
Architecture

JOB NO.: 25-0991  
DATE: FEBRUARY, 2026

