

ELKHART COUNTY PLAT COMMITTEE

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

Roll Call

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

9:00 A.M.

- | | | | |
|----|-------------|--|-----------------------|
| A. | Petitioner: | Debbie A. Greensides also known as Debbie Ann Greensides | (page 1) |
| | | represented by Advanced Land Surveying of Northern Indiana, Inc. | |
| | Petition: | for a 1-lot minor subdivision to be known as GREENSIDES ACRES. | |
| | Location: | south side of an easement, 850 ft. east of the intersection of State Line Rd. & CR 35, common address of 13344 State Line Rd., Bristol, IN 46507 in York Township. | <i>(MI-0569-2026)</i> |
| | | | |
| B. | Petitioner: | Ronald D. Weiss | (page 2) |
| | | represented by Advanced Land Surveying of Northern Indiana, Inc. | |
| | Petition: | for a 2-lot minor subdivision to be known as R.A.W. MINOR. | |
| | Location: | west side of CR 1, 970 ft. north of Old US 33, common address of 56803 CR 1, Elkhart, IN 46516 in Baugo Township. | <i>(MI-0571-2026)</i> |

Steven Clark – County Council Liaison: no term

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF SEPTEMBER 2026 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Hope, Planning Director, Jason Auvil, Zoning Administrator; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Jackson Beck, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Warner, Lori Snyder, Steve Clark.

2. A motion was made and seconded (*Warner/Clark*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of August 2026, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 1-lot minor subdivision to be known as PIERCE LANDING, for Julie Pierce & James S. Pierce represented by Abonmarche Consultants, on property located on the north side of CR 22, 1,350 ft. southeast of CR 3, in Baugo Township, zoned GPUD A-1 & A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0498-2026*.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Phil Barker that this request for primary approval of a 1-lot minor subdivision to be known as PIERCE LANDING be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 2-lot minor subdivision to be known as BALLYBRISTOL FARM, for Collins Farms LLC Attn: Roxanne H. Collins represented by Abonmarche Consultants, on property located on the northwest corner of CR 23 and CR 2, common address of 50991 CR 23 Bristol, IN 46507 in Washington Township, zoned A-1& R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0503-2026*.

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

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

6. The application for primary approval of a 1-lot minor subdivision to be known as WEATHERHOLT COMPOUND MINOR, for Ronnie L. & Amy J. Weatherholt represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west end of the easement, west of CR 27, 1,320 ft. north of CR 126, common address of 60201 CR 27 Goshen, IN 46528 in Jefferson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0501-2026*.

Mr. Clark asked about the lot configuration.

Ronnie Justice, Advanced Land Surveying, 17120 CR 46 New Paris, was present representing the petitioner. He stated that is where the son wanted to build.

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

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Phil Barker that this request for primary approval of a 1-lot minor subdivision to be known as WEATHERHOLT COMPOUND MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as ARMBRUSTER ACRES, for Daniel Armbruster and Deborah Armbruster, Husband and Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 56, 2,780 ft. west of CR 29, common address of 16224 CR 56 Syracuse, IN 46567 in Jackson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0502-2026*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steve Clark that this request for primary approval of a 2-lot minor subdivision to be known as ARMBRUSTER ACRES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 2-lot minor subdivision to be known as STATE ROAD 19 MINOR SUBDIVISION, for Lawrence M. & Linda O. Martin represented by Land & Boundary LLC, on property located on the east side of SR 19, 2,880 ft. north of CR 38, common address of 64444 SR 19 Goshen, IN 46526 in Harrison Township, zoned M-1 & A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0505-2026*.

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

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Clark that this request for primary approval of a 2-lot minor subdivision to be known as STATE ROAD 19 MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 9:12 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 8, 2026

Transaction Number: MI-0569-2026.

Parcel Number(s): 20-04-09-400-013.000-032.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as GREENSIDES ACRES.

Petitioner: Debbie A. Greensides, also known as Debbie Ann Greensides, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: South side of an easement, 850 ft. east of the intersection of State Line Rd. & CR 35, in York Township.

Site Description: Proposed lot 1 is 2.11 acres with an existing home and accessory structures. Access to CR 35 is west via easement across 2 neighboring parcels.

History and General Notes:

- This minor subdivision includes a variance to allow an existing home on property with no road frontage served by an access easement.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0569-2026

Date: 08/31/2026 Meeting Date: October 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0569-2026

Description: for a 1-lot minor subdivision to be known as GREENSIDES ACRES

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Debbie A, Greensides Also Known As Debbie Ann Greensides 13344 State Line Road Bristol, IN 46507	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 13344 State Line Road Bristol, IN 46507	Parcel Number: 20-04-09-400-013.000-032
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Township: York
Location: south side of an easement, 850 ft. east of the intersection of State Line Rd. & CR 35

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

Legal Description:

Comments: for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement

Applicant Signature:	Department Signature:
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MI-0569-2026

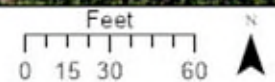


A-1

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

2025 Aerials

1 inch equals 60 ft

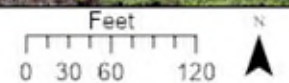


MI-0569-2026



2025 Aerials

1 inch equals 120 ft

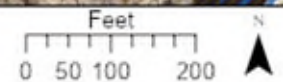


MI-0569-2026



2025 Aerials

1 inch equals 200 ft



GREENSIDES ACRES

A 1 LOT MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA

FOUND REBAR, NW
CORNER, N 1/2, E
1/2, FRAC. SECTION
9, T38N, R7E

N 89°42'51" E
1025.16'

N 89°42'51" E 721.21'

30' INGRESS-EGRESS EASEMENT

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, 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 251107 CERTIFIED ON FEBRUARY 14, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST; THENCE NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF FRACTIONAL SECTION 9, A DISTANCE OF 721.21 FEET TO A REBAR WITH CAP (ALS FIRM 0135) AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 303.95 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 302.00 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT R. AND NANCY S. KINDEL IN ELKHART COUNTY DEED RECORD 94-30715; THENCE SOUTH 89 DEGREES 42 MINUTES 51 SECONDS WEST, WITH SAID KINDEL LAND, A DISTANCE OF 303.95 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 00 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 302.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TRACT CONTAINING 2.11 ACRES, MORE OR LESS.

INGRESS-EGRESS EASEMENT

A PART OF THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, 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 251107 CERTIFIED ON FEBRUARY 14, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST; THENCE NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF FRACTIONAL SECTION 9, A DISTANCE OF 1025.16 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 1025.47 FEET TO THE WEST LINE OF THE EAST HALF OF FRACTIONAL SECTION 9; THENCE NORTH 00 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID LINE 30.00 FEET TO THE POINT OF BEGINNING.

SEPTIC EASEMENT

A PART OF THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, 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 251107 CERTIFIED ON FEBRUARY 14, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST; THENCE NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF FRACTIONAL SECTION 9, A DISTANCE OF 721.21 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS EAST, 61.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 11 MINUTES 35 SECONDS WEST, 19.23 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.77 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 45 SECONDS EAST, 24.85 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 15 SECONDS WEST, 40.72 FEET TO THE POINT OF BEGINNING.

NOTES

- THIS LOT WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- THE LAND USE IS RESIDENTIAL.
- THE CURRENT ZONING IS A-1, AGRICULTURAL.
- THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- SOIL TYPE IS:
CnbA Coloma sand, 0 - 2% slps, > 6' to water table depth
CnbB Coloma sand, 2% - 5% slps, > 6' to water table depth
- THIS AREA IS NOT IN A FLOOD PLANE. INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0100. DATE OF AUGUST 2, 2011.
- FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- CONTOUR DATA OBTAINED UTILIZING NDIANA CORS NETWORK ON THE NAVD88 DATUM.
- ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE.
- SITE FLOW TO YORK TOWNSHIP DITCH 4000' +/- SOUTHWEST.

FOUND HARRISON
MONUMENT, SW
CORNER, N 1/2, E
1/2, FRAC. SECTION
9, T38N, R7E

LINE	BEARING	DISTANCE
L1	S 00°52'15" E	61.12'
L2	S 89°11'35" W	19.23'
L3	S 00°00'00" E	40.77'
L4	N 89°07'45" E	24.85'
L5	N 00°52'15" W	40.72'

JAMES P. and NICOLE
GREENSIDES
DR 2026-05495

A-1

SEPTIC
EASEMENT

EXIST. SEPTIC

EXIST. 2-
STORY
FRAME

EXIST. SHED

EXIST. BARN

EXIST. 2-
STORY
FRAME

EXIST. SHED

EXIST. BARN

EXIST. 2-
STORY
FRAME

EXIST. SHED

EXIST. BARN

EXIST. 2-
STORY
FRAME

EXIST. SHED

EXIST. BARN

EXIST. 2-
STORY
FRAME

EXIST. SHED



ROBERT R. & NANCY S. KINDEL
DR 94-30715

A-1

LEGEND

- SET 5/8" REBAR W/CAP (ALS FIRM 0135)
- FOUND IRON
- SET MAG SPIKE
- SECTION CORNER

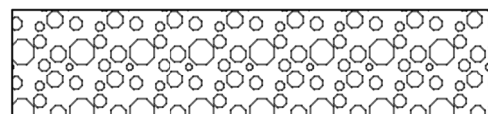
SURFACE WATER FLOW DIRECTION

SOIL BORING LOCATION

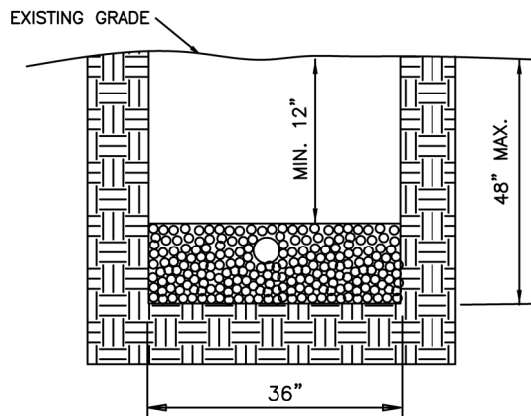
SOIL SEPARATION LINE



CONCRETE



STONE



CROSS SECTION OF TRENCH

- MAXIMUM TRENCH DEPTH IS 48"
- 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
- 6" WASHED 5C STONE UNDER PIPE
- 2" WASHED 5C STONE OVER PIPE
- TOTAL STONE DEPTH IS 12"
- ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL
- INSTALL TRENCHES ON CONTOUR. PROVIDE SURFACE ELEVATIONS AT BEGINNING, MIDDLE AND END OF TRENCHES.

PROPERTY ADDRESS: 13344 STATE LINE ROAD
BRISTOL, INDIANA 46507

OWNER: DEBBIE ANN GREENSIDES



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:
260702

DATE: AUGUST 28, 2026

APPROVED BY: RLJ

SHEET NUMBER:
1 OF 2

GREENSIDES ACRES

A 1 LOT MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE EAST HALF OF FRACTIONAL SECTION 9, 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

TIARA JACKSON – AUDITOR OF ELKHART COUNTY

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 GREENSIDES ACRES, 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.

DEBBIE A. GREENSIDES aka DEBBIE ANN GREENSIDES

STATE OF INDIANA)
COUNTY OF ELKHART) SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DEBBIE A. GREENSIDES aka DEBBIE ANN GREENSIDES 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

DRAINAGE MAINTENANCE CERTIFICATION:

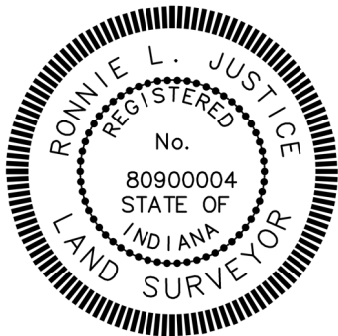
THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

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.

THIS PROPERTY IS SHOWN ON AN ORIGINAL RECORDED IN ELKHART COUNTY INSTRUMENT NUMBER 2026-14380.

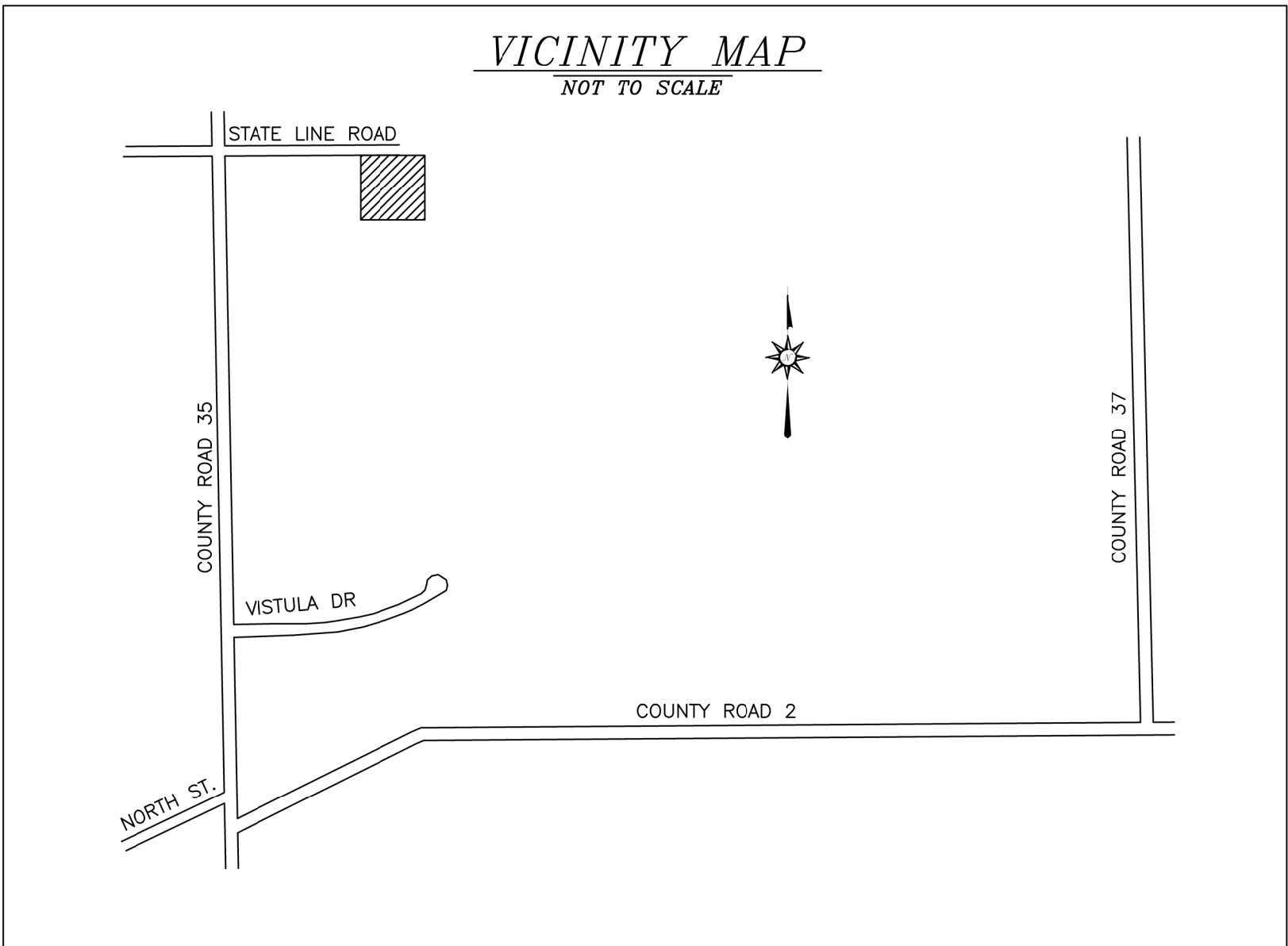


I, RONNIE L. JUSTICE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

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, PS
IN REG. NO. 80900004

VICINITY MAP
NOT TO SCALE



PROPERTY ADDRESS: 13344 STATE LINE ROAD
BRISTOL, INDIANA 46507
OWNER: DEBBIE ANN GREENSIDES



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: 260702
DATE: AUGUST 28, 2026	APPROVED BY: RLJ	SHEET NUMBER: 2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 8, 2026

Transaction Number: MI-0571-2026.

Parcel Number(s): 20-05-10-477-018.000-001.

Existing Zoning: R-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as R.A.W. MINOR.

Petitioner: Ronald D. Weiss, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: West side of CR 1, 970 ft. north of Old US 33, in Baugo Township.

Site Description: Proposed lot 1 is 2.41 acres with a proposed home. Proposed lot 2 is 0.53 acres with an existing home and shed. Both lots have direct access to CR 1. The lots are served by municipal water but private septic.

History and General Notes:

- This minor subdivision includes a 2 ft. variance to allow an existing shed 3 ft. from the north property line of lot 2.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 08/31/2026 Meeting Date: October 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0571-2026

Description: for a 2-lot minor subdivision to be known as R.A.W. MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Ronald D. Weiss 56803 Cr 1 Elkhart, IN 46516	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 56803 County Road 1 Elkhart, IN 46516	Parcel Number: 20-05-10-477-018.000-001
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Township: Baugo
Location: West Side Of County Road 1, 970 Ft. North Of Us 33

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

Legal Description:

Comments: and for a for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing accessory structure 3 ft. from the north property line

Applicant Signature:	Department Signature:
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MI-0571-2026



2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

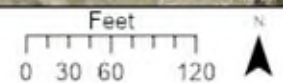


MI-0571-2026

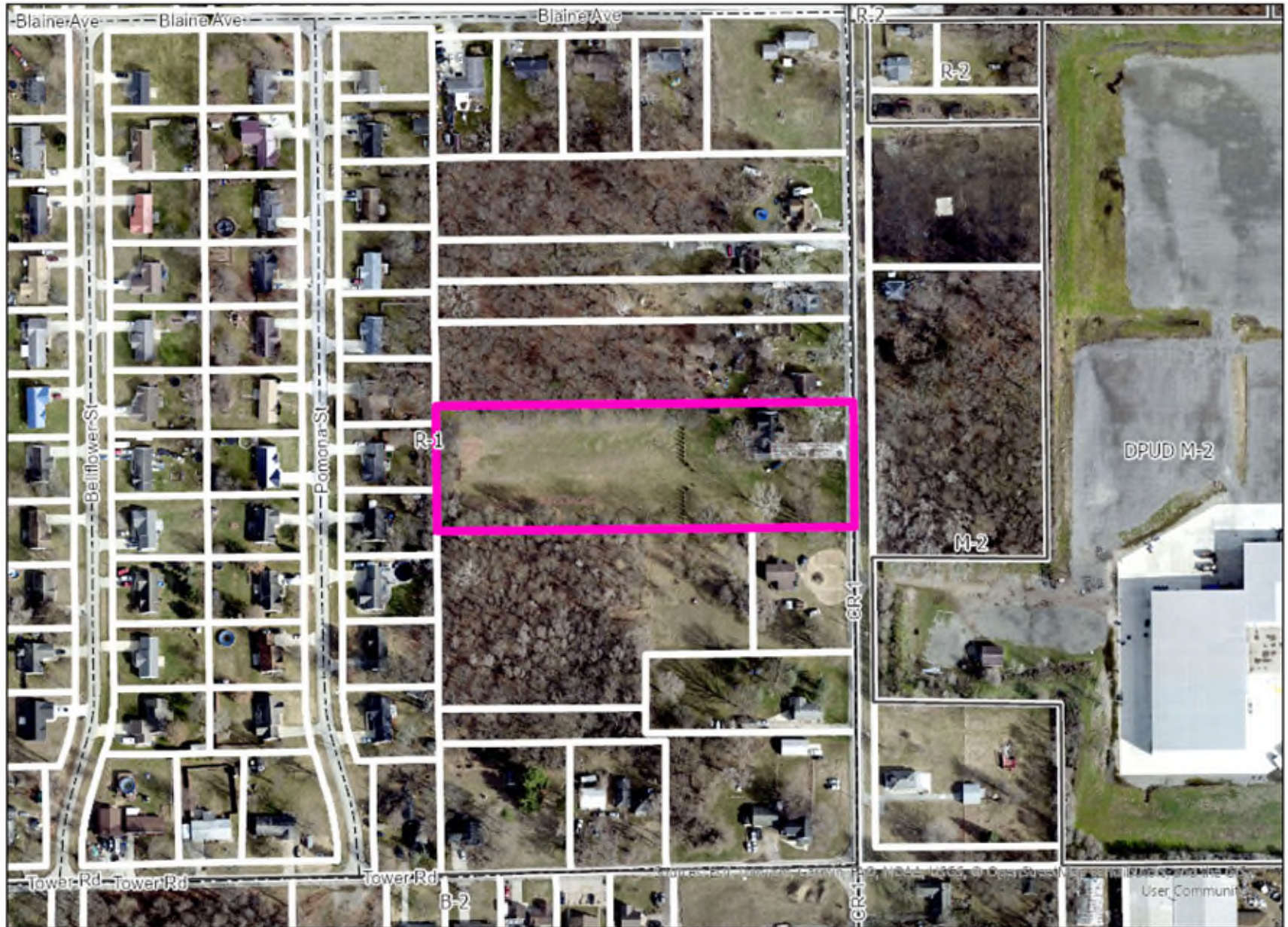


2025 Aerials

1 inch equals 120 ft

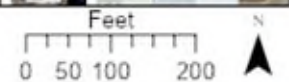


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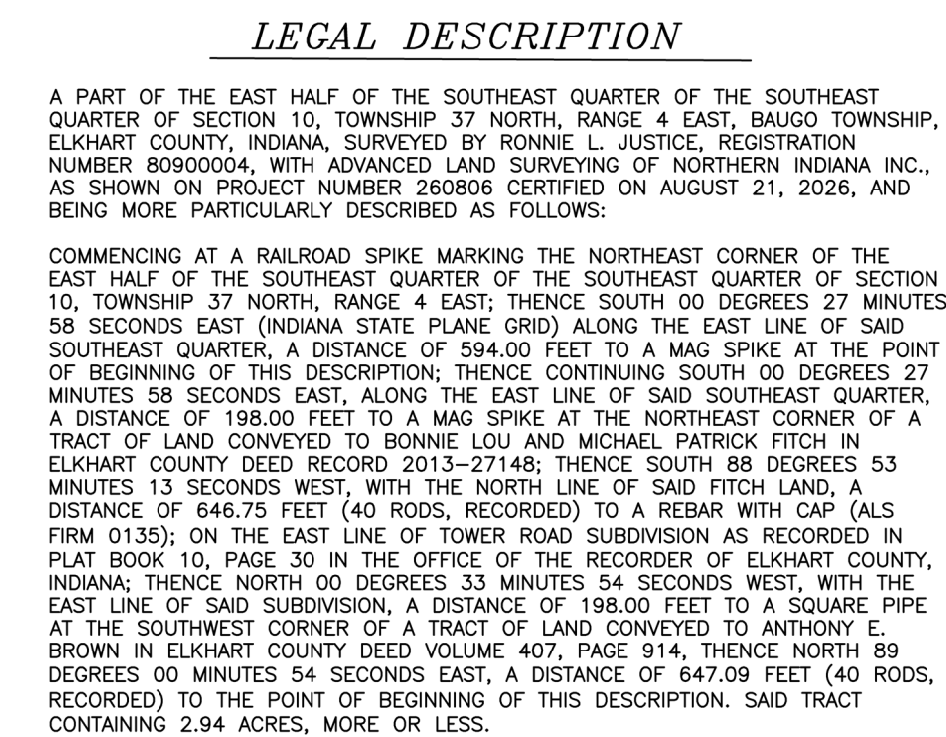


2025 Aerials

1 inch equals 200 ft



A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA



- 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 R-1, RESIDENTIAL.
- 4) THESE LOTS ARE TO BE SUPPLIED BY SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPE IS:
Omega Solo loamy sand, 0 to 1% slips, 3.5' - 6.0' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 116 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (INCORS) ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE
- 11) SITE FLOWS TO ST. JOSEPH RIVER WHICH IS APPROXIMATELY 3800 '+/- NORTHEAST

PROPERTY ADDRESS: 56803 COUNTY ROAD 1
ELKHART, IN 46516

OWNER: RONALD D. WEISS

	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" = 50'	DRAWN BY: RAJ
DATE: AUGUST 21, 2026	APPROVED BY: RAJ	PROJECT NUMBER: 260806
		SHEET NUMBER: 1 OF 2

R.A.W. MINOR

A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO 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

TIARA JACKSON – 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.

SURVEYOR’S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA
ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE
VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY.
THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS
SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN (0.13 FEET PLUS 100 PARTS PER MILLION)
SURVEY. THE PURPOSE OF THIS SURVEY IS TO PERFORM A RETRACEMENT SURVEY OF A PART OF THE
SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO TOWNSHIP,
ELKHART COUNTY, INDIANA. THIS SURVEY IS BASED ON DEEDS OF THE SUBJECT TRACT AND ADJOINING
TRACTS. A PLAT OF TOWER ROAD SUBDIVISION WAS ALSO USED.

REFERENCE MONUMENTS:

SECTION CORNERS: A HARRISON MONUMENT WAS FOUND AT THE SOUTHEAST AND NORTHEAST CORNERS
CORNER OF SAID SOUTHEAST QUARTER. A RAILROAD SPIKE WAS FOUND AT THE COMMENCING CORNER
FOR THIS SURVEY. SEVERAL IRONS WERE FOUND ALONG THE EAST LINE OF TOWER ROAD SUBDIVISION
WHICH IS THE WEST LINE OF THIS SURVEY. A SQUARE IRON PIPE WAS FOUND AT THE NORTHWEST
CORNER OF THIS PARCEL.

THEORY OF LOCATION: IRONS AND MONUMENTS LISTED ABOVE WERE FOUND AND LOCATED. THERE
APPEARED TO BE A 23’ +/- SHORTAGE EAST–WEST IN THIS QUARTER QUARTER SECTION. SINCE
SEVERAL IRONS WERE FOUND ALONG THE EAST LINE OF TOWER ROAD SUBDIVISION WHICH WAS
RECORDED AUGUST 14, 1968 AND EVIDENCE OF AN OLD FENCE LINE WERE FOUND THIS WAS THE BEST
EVIDENCE WHERE THE SHORTAGE EAST–WEST SHOULD BE. NORTH–SOUTH DEED DISTANCES WERE HELD
PER DEED WHICH AGREED WITH ADJOINING DEEDS.

VARIANCES IN THE RECORD DESCRIPTIONS ARE 13’+/- EAST–WEST.

BASIS OF BEARINGS IS TAKEN FROM INDIANA STATE PLANE COORDINATES, (CORES NETWORK) INDIANA
EAST ZONE.

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.

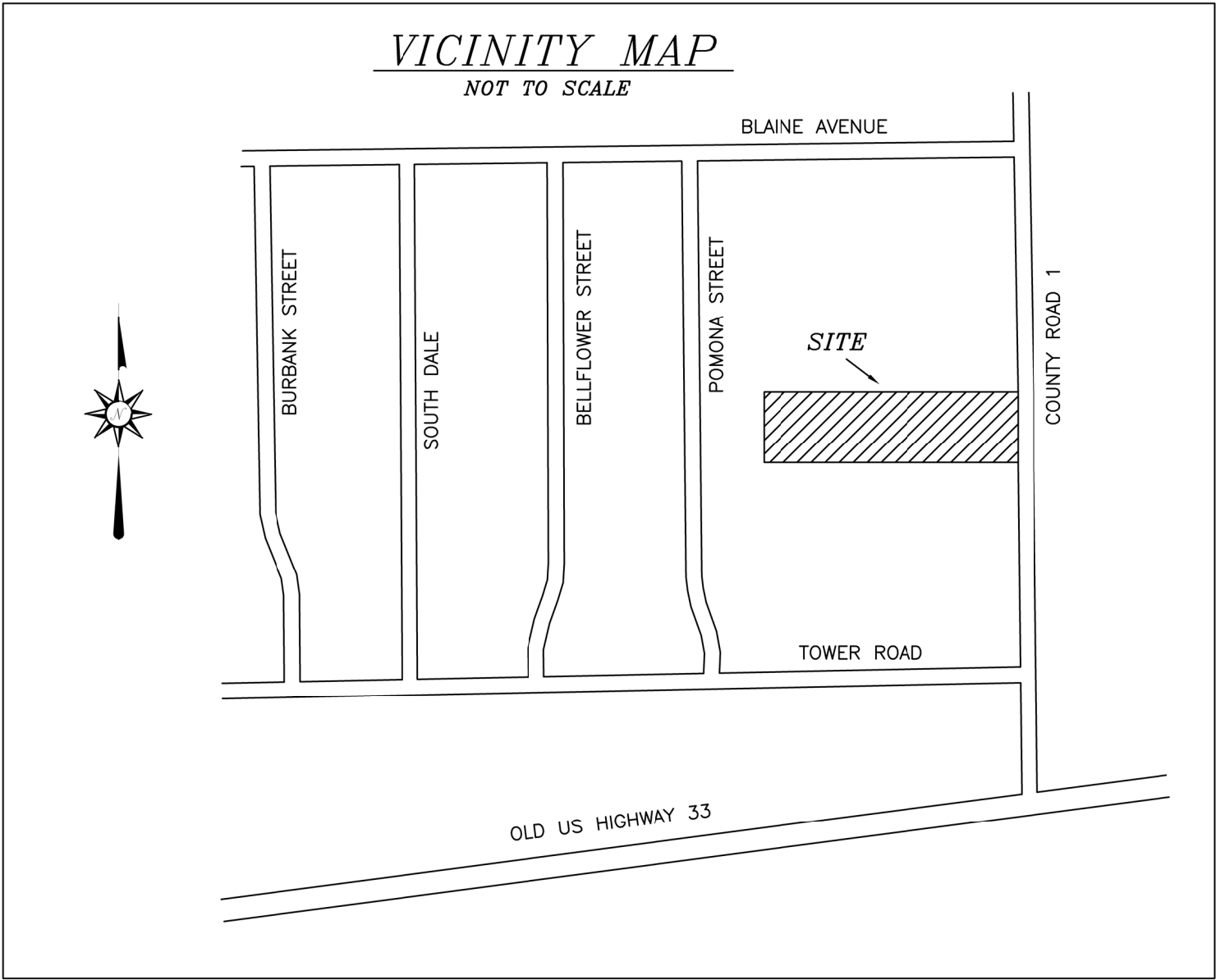
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS,
HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS
SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS
R.A.W. MINOR, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE
DIMENSIONS GIVEN IN FEET AND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

RONALD D. WEISS

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

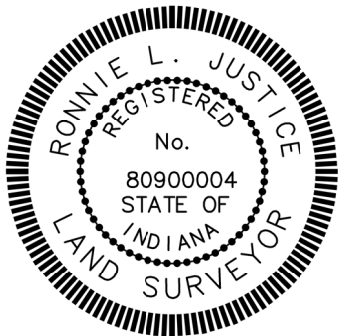
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED RONALD D. WEISS AND EACH SEPARATELY AND SEVERALLY
ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE
PURPOSES HEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF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

NOTARY



PROPERTY ADDRESS: 56803 COUNTY ROAD 1
ELKHART, IN 46516

OWNER: RONALD D. WEISS



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, PS
IN REG. NO. 80900004



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" = 50'	DRAWN BY: RAJ	PROJECT NUMBER: 260806
DATE: AUGUST 21, 2026	APPROVED BY: RAJ	SHEET NUMBER: 2 OF 2