

ELKHART COUNTY PLAN COMMISSION

9:30 A.M.

Public Service Building
Meeting Rooms A & B
4230 Elkhart Road, Goshen, IN

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plan Commission, held on the 13th day of August.

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

9:30 A.M.

(WARNER)

A. Petitioner: Julie Piece & James S. Pierce (page 6)

represented by Abonmarche Consultants

Petition: for a zone map change from GPUD A-1 to A-1.

Location: north side of CR 22, 1,350 ft. southeast of CR 3, in Baugo Township.
(RZ-0499-2026)

B. Petitioner: Lawrence M. & Linda O. Martin (page 7)

represented by Land & Boundry LLC

Petition: for a zone map change from M-1 to A-1.

Location: east side of SR 19, 2,880 ft. north of CR 38, common address of 64444 SR 19, Goshen, IN 46526 in Harrison Township. (RZ-0504-2026)

C. Petitioner: Taylor George (page 8)

Petition: for a zone map change from GPUD E-3 to B-3.

Location: north side of CR 6, 760 ft. west of CR 17, common address of 22137 CR6,
Elkhart, IN 46514 in Osolo Township. (RZ-0507-2026)

GENERAL PLANNED UNIT DEVELOPMENT

D. Petitioner: Robert Burson (page 9)

represented by Surveying and Mapping LLC

Petition: for a zone map change from R-1 and B-2 to GPUD B-2 to be known as **21835 SR 120 GPUD B-2**.

Location: east side of River Launch Ct., 300 ft. north of SR 120, east of CR 17, common address of 21835 SR 120, Elkhart, IN 46516 in Washington Township.
(GPUD-0495-2026)

DETAILED PLANNED UNIT DEVELOPMENT

E. Petitioner: Phaylon Schrock & Carolyn Schrock, Husband & Wife (page 10)
represented by B. Doriot & Associates, Inc.
Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as **OUTPOST RV MINOR AN A-1 DPUD**.
Location: west side of CR 37, 400 ft. north of CR 22 (Orpha Dr.), common address of 57747 CR 37, Middlebury, IN 46540 in Middlebury Township.
(DPUD-0500-2026)

PUBLIC MEETING ITEMS *(time of review at the discretion of the Plan Commission)*

STAFF/BOARD ITEMS *(time of review at the discretion of the Plan Commission)*

- Board of County Commissioners Approvals Following Plan Commission Recommendations.
- Minor Change - Elkhart County 4-H & Agricultural Expo DPUD (PC 2019-36), Elkhart County 4-H & Agricultural Exposition, Inc. to amend the site plan for new construction.

ADJOURNMENT

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

Brad Rogers – County Commissioners Liaison: no term

Brian Dickerson – Appointed by Commissioners: term 1/1/26 – 12/31/29

Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: RZ-0499-2026.

Parcel Number(s): 20-05-25-101-026.000-001.

Existing Zoning: GPUD A-1.

Petition: For a zone map change from GPUD A-1 to A-1.

Petitioner: Julie Pierce & James S. Pierce, represented by Abonmarche Consultants.

Location: North side of CR 22, 1,350 ft. southeast of CR 3, in Baugo Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	GPUD A-1	Agricultural
North	GPUD A-1	Wooded
South	A-1	Agricultural, residential
East	GPUD A-1	Agricultural
West	A-1	Residential, agricultural

Site Description: The subject property is a 6.35-acre corner of a GPUD for low-density residential and agricultural uses that was never developed. The petitioners intend to join it to the original lot 1 of Kallimani Acres to form lot 1 of Pierce Landing. The current land use is agricultural and the proposed use is for a single homesite. The property is located on CR 22 east of the Jintown area and north of the US 20 bypass.

History and General Notes:

- **December 17, 2007** – The BCC approved a rezoning from A-1 to a GPUD A-1 known as Kallimani GPUD A-1 for the 36.5 acres at the rear of the Kallimani Acres 4-lot subdivision. The GPUD was intended for a low-density residential subdivision with a community horse barn and horse paths and a single access point on CR 22, but it was never developed.
- **December 1, 2008** – The Kallimani Acres 4-lot subdivision was recorded showing a single access point on CR 22, drainage easements, and nonaccess easements. The 4 lots totaling 10.25 acres are the only portion of the Kallimani land that has been developed.
- **September 10, 2026** – The plat committee considered Pierce Landing, a 1-lot minor residential subdivision.

Zoning District Purpose Statement: The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to remove an obsolete GPUD designation and enable a minor residential subdivision.

Plan Commission Staff Report (Continued)

Hearing Date: September 10, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan states that residential development is a desirable feature of a well-planned community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The intended use of the property matches the low-density residential and agricultural character of the area.
3. The most desirable use of the subject property is residential or agricultural.
4. The request conserves property values. This downzoning enhances value by restoring unencumbered A-1 zoning in an agricultural and residential community.
5. The proposed rezoning promotes responsible growth and development. Both the original A-1 zoning and the site-specific GPUD were intended for low-density residential uses.

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

Rezoning - Rezoning

Date: 07/31/2026 Meeting Date: September 10, 2026
Plan Commission Hearing (Rezoning) Transaction #: RZ-0499-2026

Description: for a zone map change from GPUD A-1 to A-1

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Julie Pierce & James S. Pierce 29343 County Road 28 Elkart, IN 46517	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 22 ELKHART, IN 46517	Parcel Number: 20-05-25-101-026.000-001
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Township: Baugo
Location: north side of CR 22, 1,350 ft. east of CR 3

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

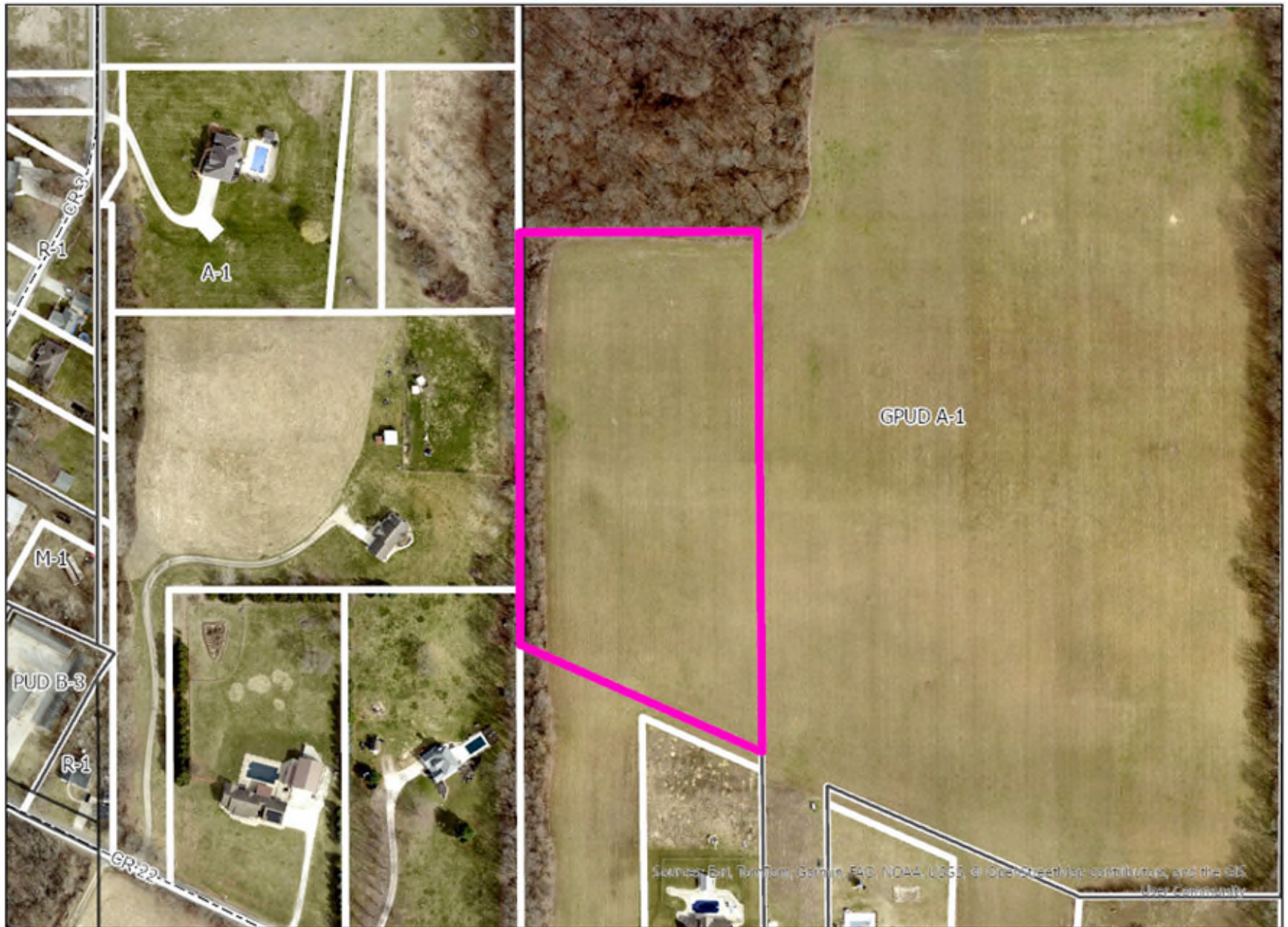
Legal Description:

Comments: SEE MI-0498-2026 for primary approval of a 1 lot minor subdivision to be known as PIERCE LANDING

Applicant Signature:

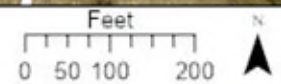
Department Signature:

RZ-0499-2026



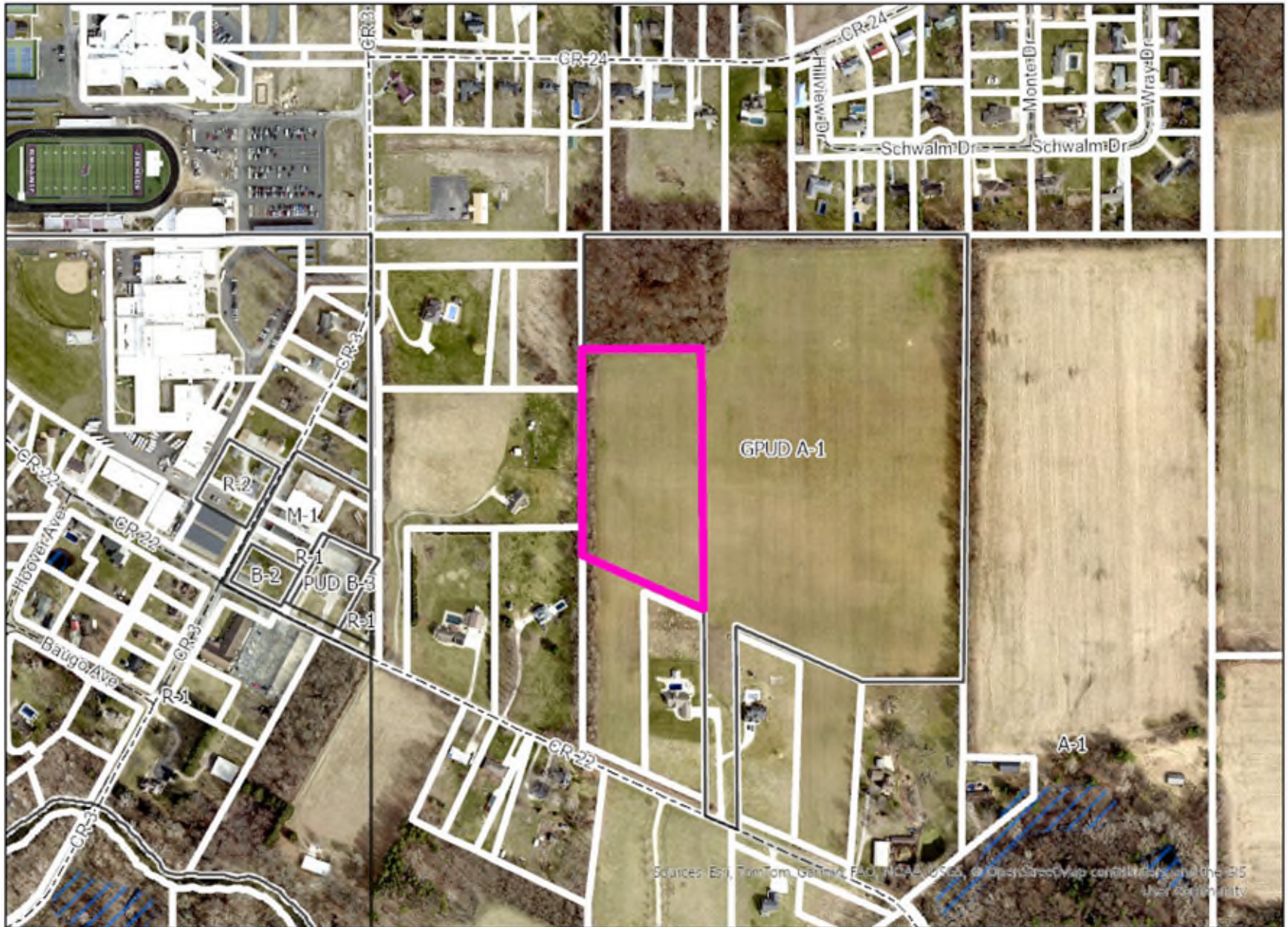
2025 Aerials

1 inch equals 200 ft



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

RZ-0499-2026



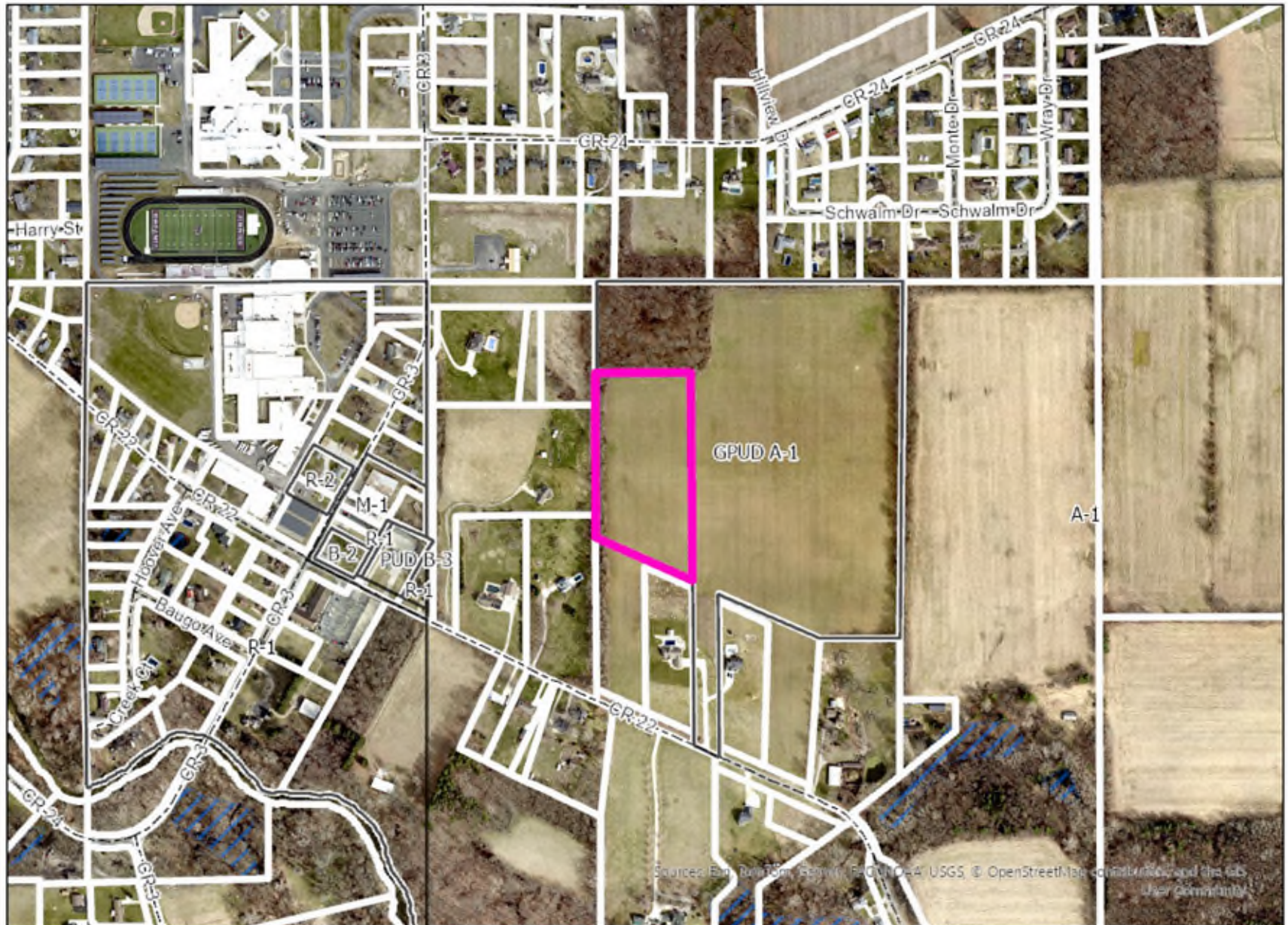
2025 Aerials

1 inch equals 400 ft



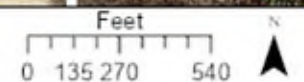
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User community

RZ-0499-2026



2025 Aerials

1 inch equals 500 ft



PRIMARY PLAT
PIERCE LANDING

A PART OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 37 NORTH, RANGE 4 EAST,
BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 22, ELKHART, IN 46517
TAX ID#: PT. OF 20-05-25-101-024.000-001 &
20-05-25-101-020.000-001

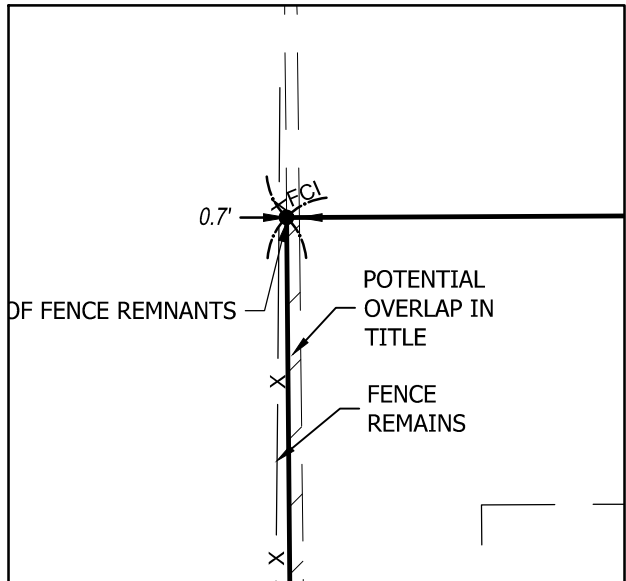
NW COR.; NW 1/4
SEC. 25-T37N-R4E
FD. 2-1/2" ALUM.
MONUMENT (-0.15')

BAUGO COMMUNITY SCHOOLS
INSTR. #2022-06573

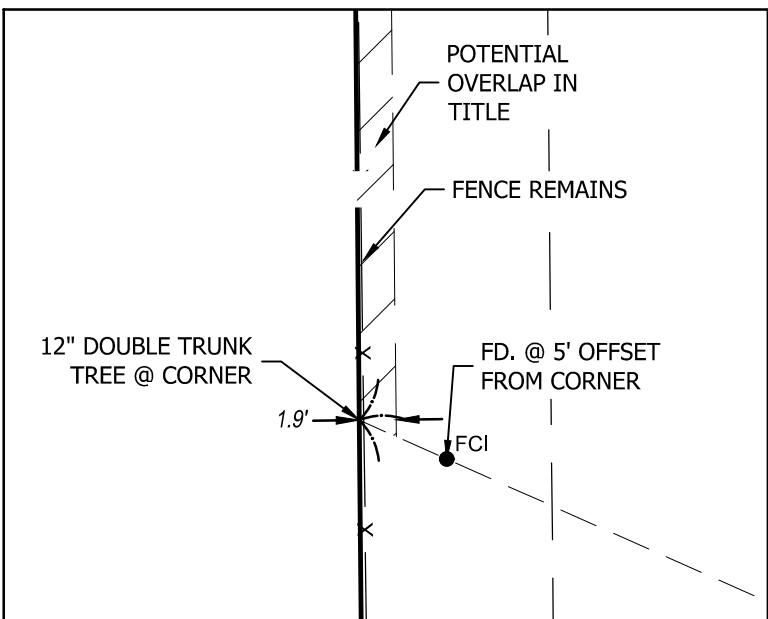
HELEN E. KALLIMANI
LIVING TRUST
INSTR. #2015-23524

HAZEL A. WALTERS, TRUSTEE
OF HAZEL ARNELL WALTERS
REVOCABLE TRUST
INSTR. #2004-08683

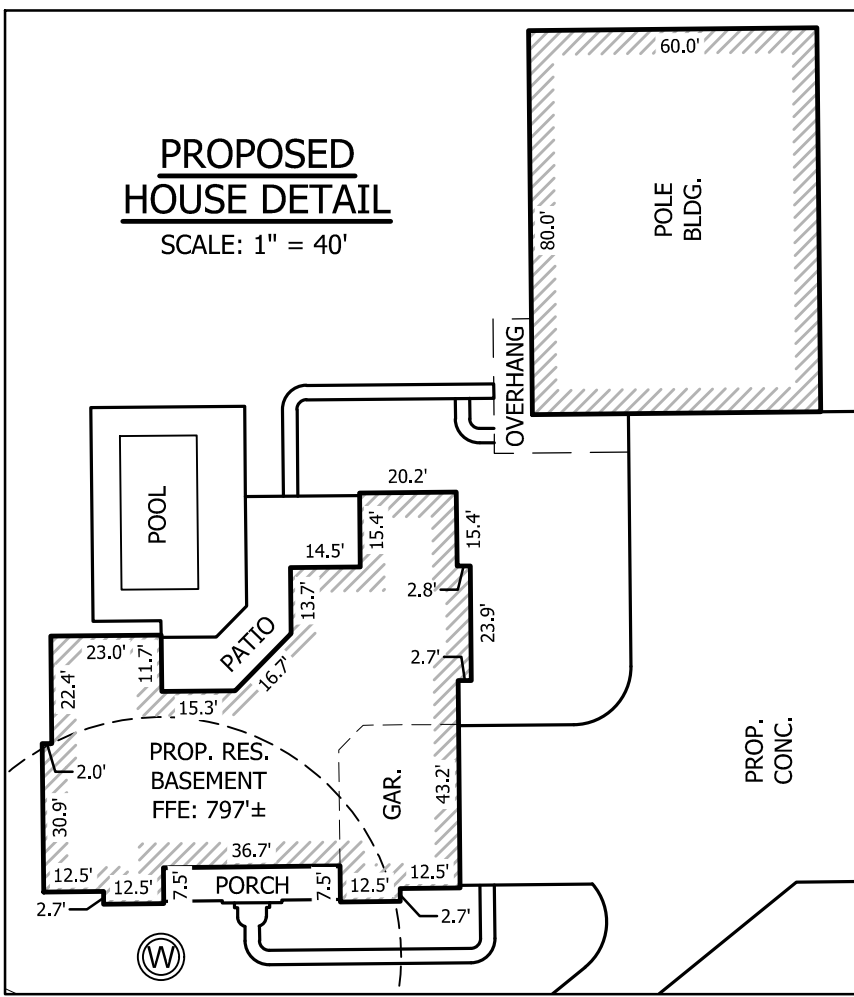
TOTAL SUBDIVISION AREA
394,210 S.F.
9.050± ACRES



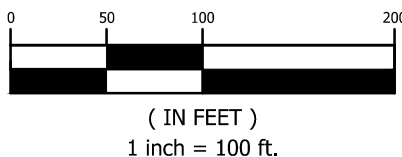
DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'



OWNER/DEVELOPER
JULIE AND JAMES S. PIERCE
29343 COUNTY ROAD 28
ELKHART, IN. 46517



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	122.30'	N41°35'48"E

LEGEND

- SECTION CORNER
- TBM "A"
- TEMPORARY BENCHMARK
- EXISTING GROUND CONTOURS
- SOIL DESIGNATION
- SB# 1
- SOIL BORING LOCATION
- PROPOSED WELL
- FCI
- FOUND CAPPED IRON
- FIR
- FOUND REBAR
- FIP
- FOUND IRON PIPE
- TREELINE
- WOVEN WIRE FENCE
- 75' MINIMUM FRONT BUILDING SETBACK (FROM CENTERLINE)
- 15' MINIMUM REAR YARD BUILDING SETBACK
- 10' MINIMUM SIDE YARD BUILDING SETBACK
- DRAINAGE EASEMENT PER KALLIMANI ACRES (PB 32, PG 91) AT DISTANCES SHOWN
- 5' NO ACCESS PER PLAT OF KALLIMANI ACRES (PB 32, PG 91)

SEE DETAIL "A"

FD. CAPPED IRON
0.4' E. OF FENCE
REMNANTS

FENCE
1.8' W.

FD. CAPPED IRON
"JUSTICE" (+0.1')
0.89' E. OF LINE

BETHEL & JASON ANTON
INSTR. #2025-00277

WOVEN
WIRE FENCE

POTENTIAL OVERLAP IN TITLE
FD. CAPPED IRON
"DORIOT" (0.0')
1.74' E. OF LINE

SEE DETAIL "B"

ECHD PERMIT
#00-NF-05-1663

EX. WELL

BRYAN & HEIDI ROSE
INSTR. #2020-25647

LOT 1
GPUD A-1
9.050± ACRES

JULIE & JAMES S. PIERCE
INSTR. #2026-02424

HELEN E. KALLIMANI
LIVING TRUST
INSTR. #2015-23524

JULIE & JAMES PIERCE
INSTR. #2022-23148

KALLIMANI ACRES
PB 32, PG 91
A-1

EX. WELL

CHRISTOPHER & KRISTIN DUTTON
INSTR. #2015-24396

ECHD PERMIT
#15-NC-05-1401

TBM "A"
FD. CAPPED IRON
"BRADS-KO" (0.0')

FD. CAPPED IRON
"BRADS-KO" (-0.3')

FD. 1" IRON
PIPE (-0.9')

SEE DRIVEWAY
NOTE

207.50'(r/c)
566°00'49"E
C/L C.R. 22

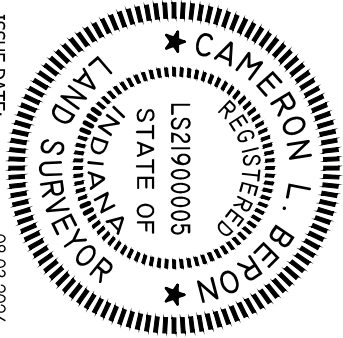
COUNTY ROAD 22

JULIE PIERCE

LOT #1 KALLIMANI ACRES & PT OF THE NW1/4
OF SECTION 25-T37N-R4E, BAUGO TWP.,
ELKHART COUNTY, IN.

VL, COUNTY ROAD 22, ELKHART, INDIANA 46517

PRIMARY PLAT



ISSUE DATE: 08.03.2026
P.L. CWME: QA / QC: CLB
FIELDBOOK: CLB #17, PG. 34



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

Surveying
Engineering
Architecture

© 2026

ABONMARCHE CONSULTANTS, INC.

PRIMARY PLAT
PIERCE LANDING

A PART OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 37 NORTH, RANGE 4 EAST,
BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 22, ELKHART, IN 46517
TAX ID#: PT. OF 20-05-25-101-024.000-001 &
20-05-25-101-020.000-001

GENERAL NOTES

ZONING & PROPOSED LAND USE

LOT 1 KALLIMANI ACRES IS CURRENTLY ZONED A-1, ZONING FOR THE LAND BEING COMBINED WITH LOT 1 IN KALLIMANI ACRES IS ZONED GPUD A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ZONED A-1 TO THE SOUTH AND WEST. EAST OF LOT 1 KALLIMANI ACRES IS ZONED A-1 AND EAST AND NORTH OF LAND BEING COMBINED WITH LOT 1 KALLIMANI ACRES IS GPUD A-1. THE SUBJECT PARCEL IS CURRENTLY VACANT FARMLAND.

THE PROJECT IS LOCATED ON THE NORTH SIDE OF COUNTY ROAD 22, APPROXIMATELY 1372 FEET SOUTHEAST FROM THE INTERSECTION OF COUNTY ROAD 3 AND COUNTY ROAD 22. THE PROJECT SITE TOTALS 9.050 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF JULIE AND JAMES PIERCE BY INSTR. #2022-23148 AND #2026-02424.

SETBACKS - A-1 ZONE ELKHART COUNTY

FRONT YARD = 75 FEET FROM THE CENTERLINE
SIDE YARD = 10 FEET
REAR YARD = 15 FEET

DENSITY

TOTAL PROJECT AREA = 394,210 S.F. / 9.050± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

DRIVEWAY

THE NEWLY CREATED LOT WILL HAVE A DRIVEWAY THAT 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.

EXISTING NON-ACCESS WILL NEED TO BE RELEASED TO CONSTRUCT A NEW DRIVE FOR THE PROPOSED LOT 1.

SANITARY SEWER

THE PROPOSED LOT WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

WATER SUPPLY

THE PROPOSED LOT WILL BE SERVICED BY PRIVATE WATER WELLS.

SOILS

THE SUBJECT SITE CONSISTS OF:
RopA & RopB (RIDDLES-OSHTEMO FIND SANDY LOAMS, 0-5% SLOPES) IS A WELL 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 SCHNOEBELN'S SOIL CONSULTING DATED _____, 2026.

CONTOURS

EXISTING ELEVATIONS ARE CREATED BY LIDAR ARE DERIVED FROM INDIANA INCORS. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK "A"

FOUND CAPPED REBAR "BRADS-KO" (SE CORNER LOT 1 KALLIMANI ACRES - PLAT BOOK 32, PAGE 91) @ ELEV. 793.48'

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 18039C0119D WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.

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 IS ESTIMATED TO BE LESS THAN ONE ACRE DURING HOME CONSTRUCTION.

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

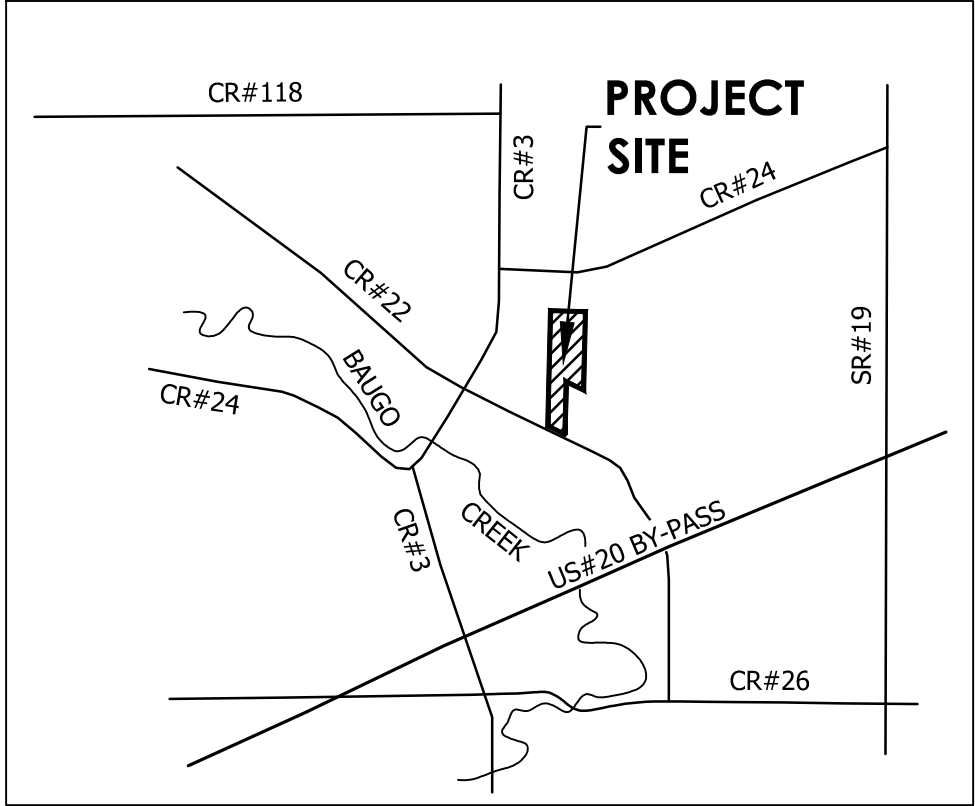
LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN KALLIMANI ACRES; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, IN PLAT BOOK 32, PAGE 91.

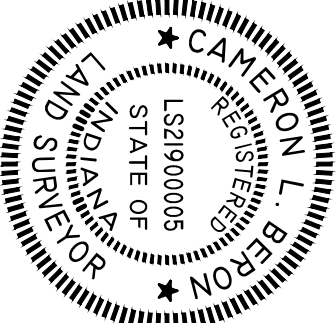
ALSO:

A PART OF THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY PERFORMED IN DECEMBER OF 2025 BY ABONMARCHÉ CONSULTANTS, JOB #25-1887) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

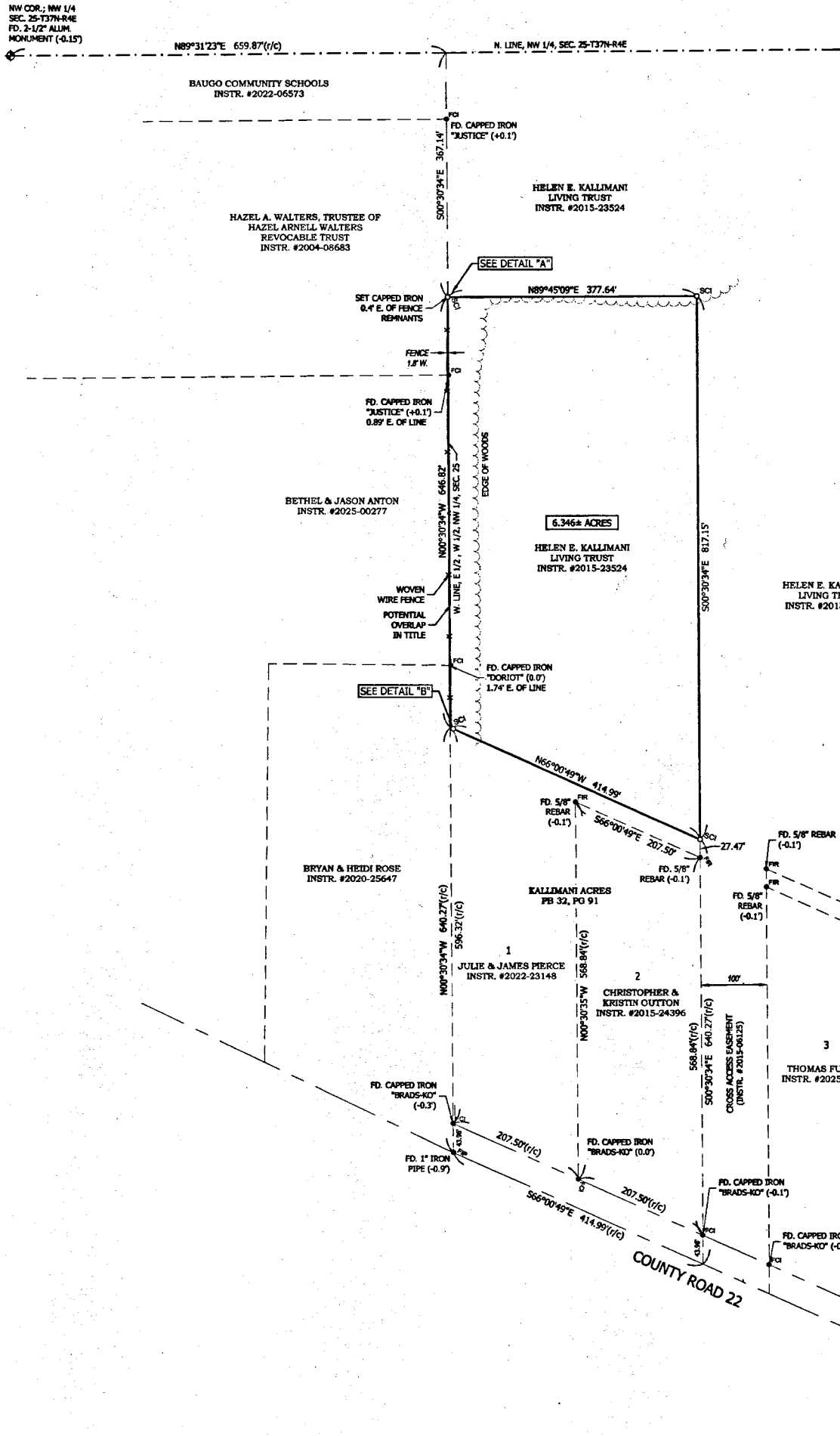
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, KALLIMANI ACRES AS RECORDED IN PLAT BOOK 32, PAGE 91 (INSTRUMENT #2008-27859), BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°30'34" WEST (BEARING BASED ON THE RECORD BEARINGS OF KALLIMANI ACRES PLAT) ALONG SAID WEST LINE, 646.82 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050"; THENCE NORTH 89°45'09" EAST, 377.64 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050" AT THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 2, KALLIMANI ACRES; THENCE SOUTH 00°30'34" EAST ALONG SAID NORTHERLY PROJECTION, 817.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 66°00'49" WEST ALONG THE NORTH LINE OF LOT 1, 414.99 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION. CONTAINING 6.346 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.



LOCATION MAP
(NOT TO SCALE)

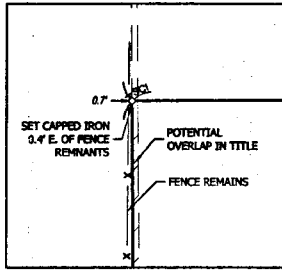


O:\PROJECTS\2025\25-1887 KALLIMANI CR 22, ELKHART - LEGAL DESCRIPTION\10 SURVEY\18 CAD\25-1887 BASE_USFT.DWG Boundary TANYA MILLER 1.5.2026 9:03 AM

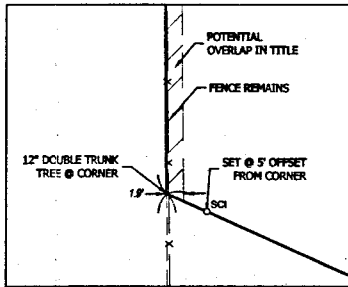


2026-00147
ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
01/06/2026 09:52 AM
AS PRESENTED

- LEGEND**
- SECTION CORNER
 - SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
 - FOUND CAPPED IRON
 - FOUND REBAR
 - FOUND IRON PIPE
 - TREELINE
 - WOVEN WIRE FENCE
 - (r) RECORD
 - (c) CALCULATED
 - (m) MEASURED



DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'

BOUNDARY SURVEY

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH,
RANGE 4 EAST, BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 22, ELKHART, IN 46517
TAX ID#: PT. OF 20-05-25-101-024.000-001

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY PERFORMED IN DECEMBER OF 2025 BY ABONMARCHÉ CONSULTANTS, JOB #25-1887) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, KALLIMANI ACRES AS RECORDED IN PLAT BOOK 32, PAGE 91 (INSTRUMENT #2008-27859), BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°30'34" WEST (BEARING BASED ON THE RECORD BEARINGS OF KALLIMANI ACRES PLAT) ALONG SAID WEST LINE, 646.82 FEET TO A SET 5/8" INCH REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050"; THENCE NORTH 89°45'09" EAST, 377.64 FEET TO A SET 5/8" INCH REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050" AT THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 2, KALLIMANI ACRES; THENCE SOUTH 00°30'34" EAST ALONG SAID NORTHERLY PROJECTION, 817.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 66°00'49" WEST ALONG THE NORTH LINE OF LOT 1, 414.99 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION. CONTAINING 6.346 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

SURVEYOR'S REPORT

CLIENT NAME: HELEN KALLIMANI
OWNERS OF RECORD: HELEN KALLIMANI LIVING TRUST
TYPE OF SURVEY: ORIGINAL BOUNDARY SURVEY

IN ACCORDANCE WITH TITLE 36S, ARTICLE 1.1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF:

- AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE NOTED ON THE PLAT, FOUND MONUMENTS WERE UNDISTURBED, IN GOOD CONDITION, OF UNKNOWN ORIGIN, AND AT OR NEAR GRADE.
- OCCUPATION OR POSSESSION LINES,
- AMBIGUITY OF RECORD DESCRIPTIONS,
- THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS (DUE TO RANDOM ERRORS): THIS SURVEY MET THE REQUIREMENTS OF A SUBURBAN SURVEY PER THE FOLLOWING STANDARDS (0.13' FEET PLUS 100 PARTS PER MILLION).

THEORY OF LOCATION:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEW PARCEL PER THE CLIENT SPECIFICATIONS FROM THE OVERALL PARENT PARCEL. THE SOUTH AND WEST LINES OF THE NEW PARCEL WERE PREVIOUSLY SURVEYED BY BRADS-KO IN CREATING THE PLAT FOR KALLIMANI ACRES (REFERENCE SURVEY #1 BELOW). A BEST FIT OF THE RECORD LINES AND ANGLES PREVIOUSLY ESTABLISHED BY BRADS-KO OVER EXISTING MONUMENTATION WAS HELD IN THE ESTABLISHMENT OF THE NEW PARCEL LINES. AN OVERLAP MAY EXIST BETWEEN THE SUBJECT PARCEL AND THE ADJOINING PARCELS TO THE WEST AMOUNTING TO AS MUCH AS 2.0'. THE PARENT PARCEL'S WEST LINE AND ADJOINER'S EAST LINE APPEAR TO AGREE WITH ONE ANOTHER WHERE THEY MEET AT THE NORTH LINE OF THE NORTHWEST QUARTER, HOWEVER THE LINE THAT BRADS-KO ESTABLISHED AND THE ADJOINERS DIVERGE FROM THERE HEADING SOUTH. OUR SUBJECT DEED CALLS ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER; HOWEVER, THE WEST PARCELS DO NOT CALL TO THIS SPECIFIC ALIQUOT LINE. MONUMENTATION FOUND FOR THE ADJOINING PROPERTIES CLEARLY SHOW THIS DISCREPANCY. AN OLD WOVEN WIRE FENCE EXISTS ALONG MOST OF THIS LINE AND AGREES CLOSELY WITH THE LINE THAT BRADS-KO HAD PREVIOUSLY ESTABLISHED ALONG THE WEST LINE OF THE NEW PARCEL. THIS OVERLAP IS SHOWN ON THE FACE OF THE DRAWING.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 1.7' (DORLOT CAPPED IRON ALONG WEST LINE).
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: UP TO 2.0' (ADJOINERS DEEDS AND MONUMENTATION TO WEST RELATIVE TO RECORD INFO ESTABLISHED BY BRADS-KO FOR KALLIMANI ACRES).
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: UP TO 1.8' (FENCE REMNANTS ALONG WEST LINE).

PLATS AND NOTES USED

- PLAT OF KALLIMANI ACRES SURVEYED BY BRADS-KO DATED NOVEMBER 12, 2007, JOB #07-154 AND RECORDED IN INSTRUMENT #2008-27859.
- PLAT OF BAUGO BAYOU SURVEYED BY PROGRESSIVE DATED JULY 23, 2020, JOB #20-7175 AND RECORDED IN INSTRUMENT #2021-04659.

GENERAL NOTES:

- GPS AND A ROBOTIC TOTAL STATION WAS USED TO COLLECT THE DATA FOR THIS SURVEY.
- THE FIELD WORK FOR THIS PROJECT WAS PERFORMED IN DECEMBER 2025.
- NO TITLE WORK WAS PROVIDED AT THE TIME OF SURVEY.
- BASIS OF BEARINGS: RECORD BEARINGS OF KALLIMANI ACRES PLAT.

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 18039C01190 WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.

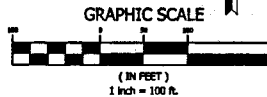
LAND SURVEYOR'S CERTIFICATE

I, CAMERON L. BERON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS SURVEY WAS PERFORMED WHOLLY BY OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS IN TITLE 36S, ARTICLE 1.1, CHAPTER 12, SECTIONS 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE (IAC).

I 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.

Cameron L. Beron
CAMERON L. BERON, P.S.
PROFESSIONAL SURVEYOR #LS21900005
STATE OF INDIANA

1/5/2026
DATE



ISSUE DATE: 01.05.2025
PK: CLB QA/QC: AJM
FIELDBOOK: CLB17, PG 3

ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24"x36", USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.
PROJECT NO: 25-1887

HELEN KALLIMANI
A PART OF THE NW 1/4 OF SECTION 25-T37N-R4E,
BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA

VL, COUNTY ROAD 22, ELKHART, IN 46517
BOUNDARY SURVEY

ABONMARCHÉ
Surveying
Engineering
Architecture
303 River Race Drive, Unit 206
Coshien, IN 46026
T 574.533.9913
F 574.533.9911
abonmarche.com
© 2026
ABONMARCHÉ CONSULTANTS, INC.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: RZ-0504-2026.

Parcel Number(s): 20-10-19-151-006.000-016.

Existing Zoning: M-1.

Petition: For a zone map change from M-1 to A-1.

Petitioner: Lawrence M. & Linda O. Martin, represented by Land & Boundary LLC.

Location: East side of SR 19, 2,880 ft. north of CR 38, in Harrison Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	M-1	Residential, commercial
North	A-1	Residential, agricultural
South	M-1	Commercial
East	A-1	Agricultural
West	A-1	Residential, agricultural

Site Description: The subject property is the north 0.95 acres of a 3.8-acre area zoned M-1 in 1965 to enable the rebuilding of a nonconforming travel trailer manufacturing building that had burned. There are two existing homes built in 1900 and 1940 and a storage building built around 1965. Adjoining at the south is Zimmer Metal Sales, which will remain M-1.

History and General Notes:

- **January 18, 1965** – The BCC approved a rezoning from A-1 to M-1. The rezoning rendered two existing homes nonconforming.
- **October 4, 1999** – The BCC approved a rezoning from A-1 to M-1 to lengthen the M-1 area south of the subject property by approximately 118 ft.
- **September 10, 2026** – The plat committee considered State Road 19 Minor Subdivision, a 2-lot minor residential subdivision.

Zoning District Purpose Statement: The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to allow a minor residential subdivision and restore the existing homes' compliance with zoning district standards.

Plan Commission Staff Report (Continued)

Hearing Date: September 10, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan's recommendation is that residential subdivisions only be allowed in areas zoned for residential uses.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The subject property contains only homes and a storage building no longer being used for manufacturing, and it is bordered on all sides except the south by open agriculture.
3. The most desirable use of the subject property is residential and compatible uses.
4. The request conserves property values. The rezoning reduces an isolated M-1 zone north of Wakarusa, and the rezoning and the subdivision function together to conform the existing homes to development ordinance standards.
5. The proposed rezoning promotes responsible growth and development. This downzoning promotes responsible residential development and activity on the subject property.

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

Rezoning - Rezoning

Date: 08/03/2026

Meeting Date: September 10, 2026
Plan Commission Hearing (Rezoning)

Transaction #: RZ-0504-2026

Description: for a zone map change from M-1 to A-1

Contacts: Applicant

Land & Boundary Llc
401 South 3Rd St
Goshen, IN 46526

Land Owner

Lawrence M & Linda Martin
64394 Sr 19
Goshen, IN 46526

Private Surveyor

Land & Boundary Llc
401 South 3Rd St
Goshen, IN 46526

Site Address: 64444 State Road 19
Goshen, IN 46526

Parcel Number: 20-10-19-151-006.000-016

Township: Harrison

Location: East Side Of Sr 19, 2,880 Ft. North of CR 38

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: M-1

NPO List:

Present Use of Property:

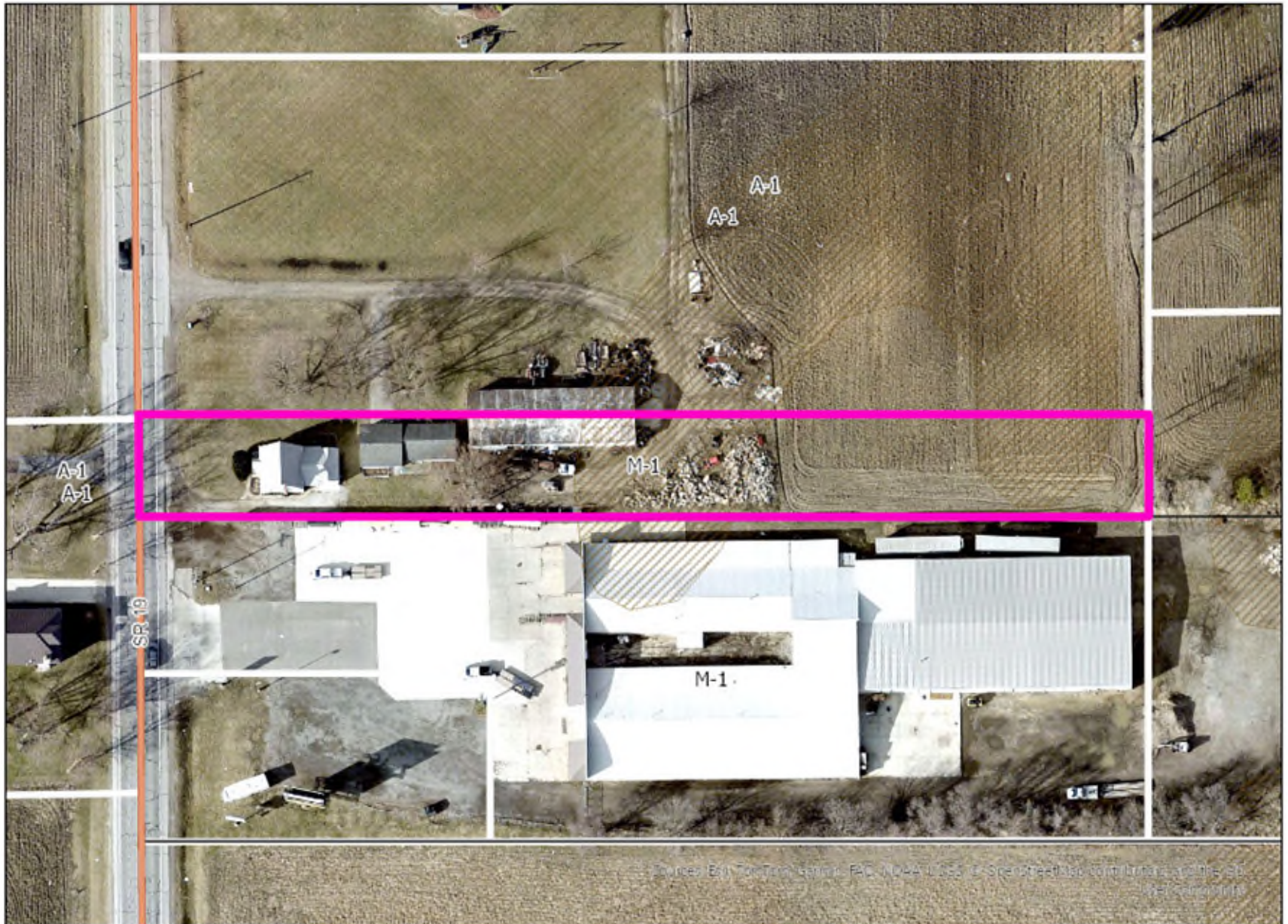
Legal Description:

Comments: SEE MI-0505-2026

Applicant Signature:

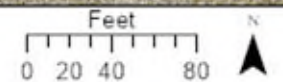
Department Signature:

RZ-0504-2026



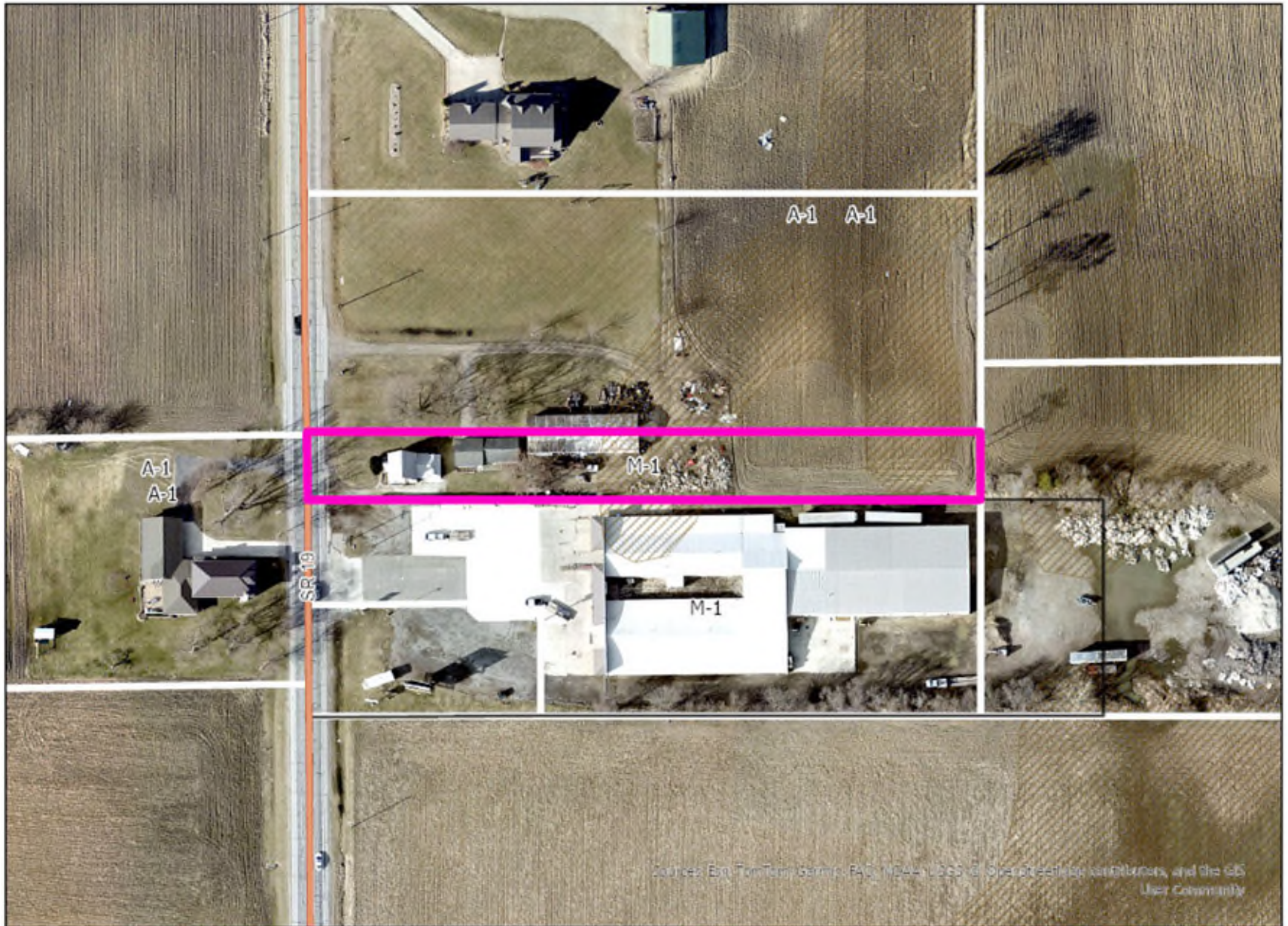
2025 Aerials

1 inch equals 80 ft



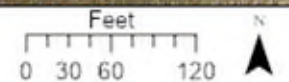
Sources: Esri, TomTom, Garmin, FRC, NOAA, USGS, © OpenStreetMap contributors, and the EDI
USGS National Wetlands Inventory

RZ-0504-2026

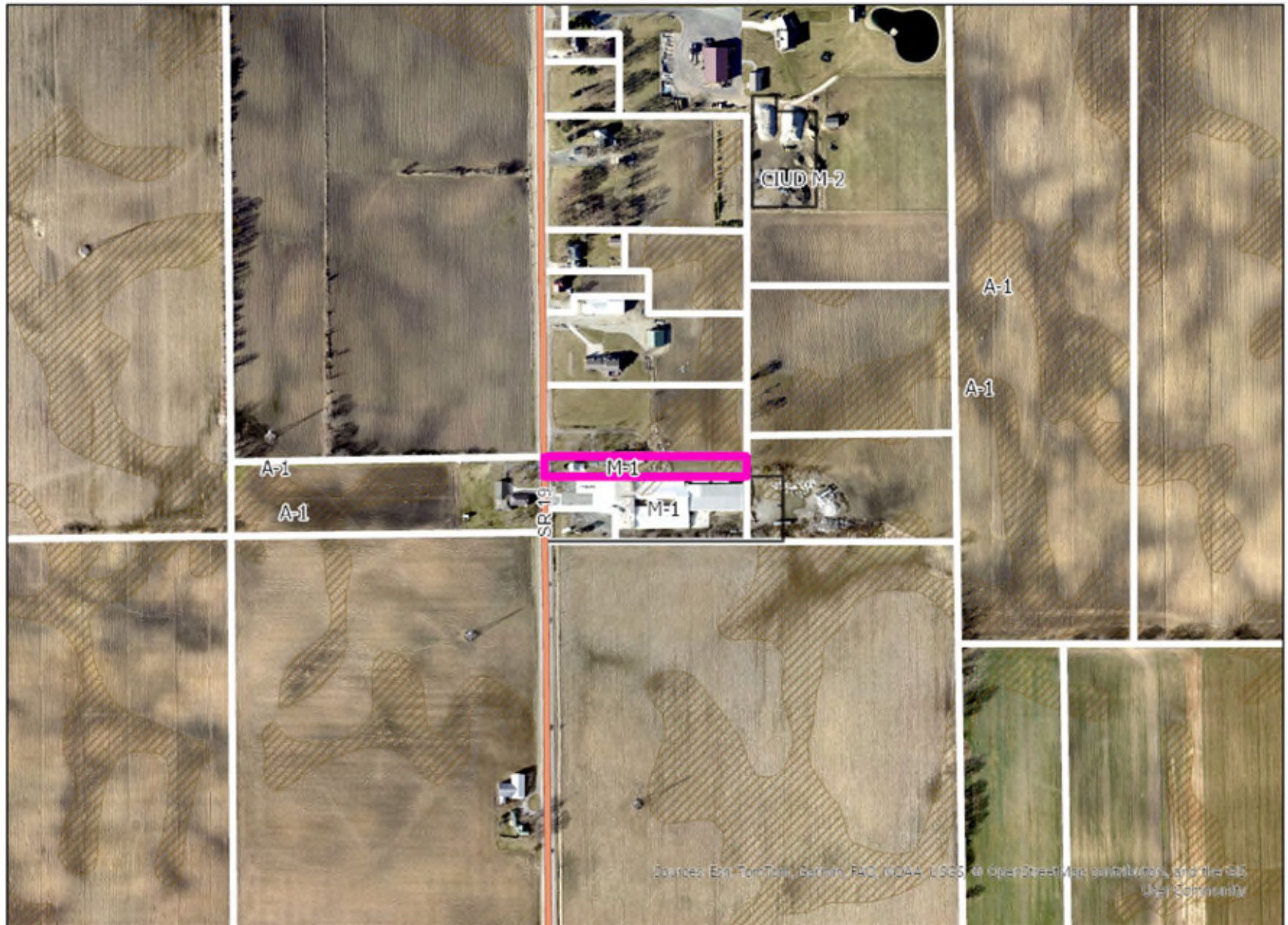


2025 Aerials

1 inch equals 120 ft

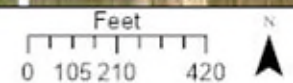


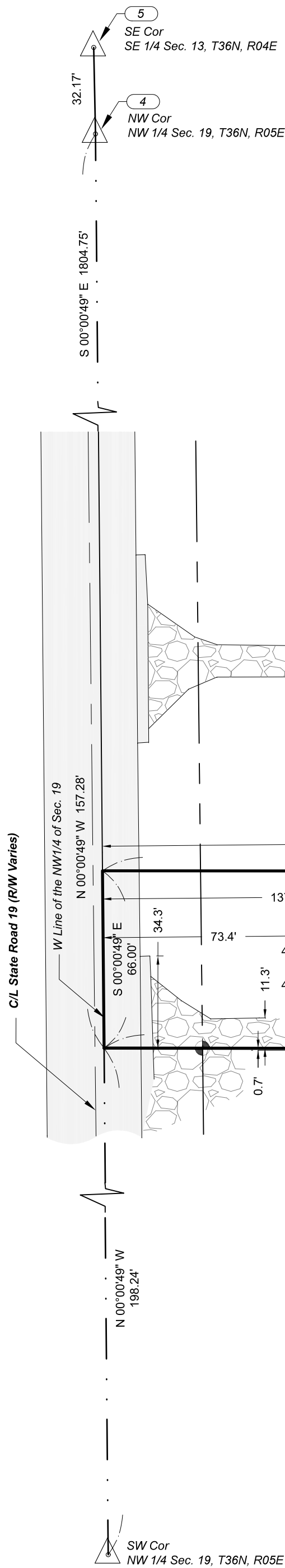
RZ-0504-2026



2025 Aerials

1 inch equals 400 ft





Land Description to be Rezoned from M-1 to A-1

A part of the Northwest Quarter (NW1/4) of Section 19, Township 36 North, Range 5 East, Harrison Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler, Registration No. LS21400008 with Land and Boundary, LLC, as shown on a survey drawing for Project No. 260702, certified on July XX, 2026 and being more particularly described as follows:

Commencing at a Harrison monument marking the Northwest corner of the Northwest Quarter (NW1/4) of Section 19; thence South 00°00'49" East along the West line of the Northwest Quarter (NW1/4) of said Section a distance of 2384.71 feet to the place of beginning of this description; thence South 89°26'54" East a distance of 626.57 feet to a point on the East line of land deeded to Lawrence M. and Linda O. Martin in Document No. 96-026035 in the Office of the Recorder of Elkhart County, Indiana; thence South 00°00'49" East along the East line of said Martin land a distance of 66.00 feet to the Southeast corner of said Martin land; thence North 89°26'54" West along the South line of said Martin land a distance of 626.57 feet to a point on the West line of the Northwest Quarter (NW1/4) of said Section 19; thence North 00°00'49" West along the West line of the Northwest Quarter (NW1/4) of said Section 19 a distance of 66.00 feet to the Point of Beginning of this description.

Containing 0.95 acres, more or less.

General Notes

The purpose of this drawing is to get a portion of land described above rezoned from M-1 to A-1. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a surveyor location report. The apparent right-of-way and boundary lines shown are based on physical evidence, found monumentation and recorded documents.

LEGEND

- HARRISON MONUMENT FOUND
- CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- REBAR W/CAP INSCRIBED "LANDBRO" SET
- FENCE

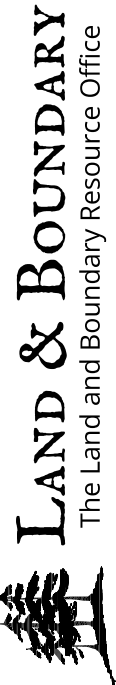
Land Description - Document No. 96-026035

A part of the Northwest Quarter of Section 19, Township 36 North, Range 5 East, more particularly described as follows:

Commencing at a brass plug in the bound land of State Road Number 19, said brass plug marking the southwest corner of the Northwest Quarter of Section 19, Township 36 North, Range 5 East; thence due North on an assumed bearing along the west line of the Northwest Quarter of Section 19 and the Township line, 198 feet to the place of beginning of this description; thence continuing along said bearing 291 feet; thence South 89 degrees 29 minutes East 627 feet; thence due South 291 feet; thence North 89 degrees 29 minutes West 627 feet to the place of beginning of this description.

Zone Map Change

A part of the Northwest Quarter (NW1/4) of Section 19, Township 36 North, Range 5 East, Harrison Township, Elkhart County State of Indiana



Land and Boundary, LLC - 401 South 3rd Street Goshen, IN 46526 P: 574.320.5514 E: info@landbro.com		PROJECT NUMBER: 250804	
DATE OF FIELD WORK: 9-11-2025		AUTHORIZED BY: TFS	
SCALE: 1" = 60'		DRAFTING BY: LRR	
SHEET 1 OF 2			

Client: Nate Kauffman Owner: Lawrence M. and Linda O. Martin Site Address: 64394 State Road 19 Goshen, Indiana 46526

Plan Commission Staff Report

Prepared by the *Department of Planning and Development*

Hearing Date: September 10, 2026

Transaction Number: RZ-0507-2026.

Parcel Number(s): 20-02-24-476-011.000-026.

Existing Zoning: GPUD E-3.

Petition: For a zone map change from GPUD E-3 to B-3.

Petitioner: Taylor George.

Location: North side of CR 6, 760 ft. west of CR 17, in Osolo Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	GPUD E-3	Vacant
North	City of Elkhart	Vacant
South	City of Elkhart	Elkhart East commercial/manufacturing
East	City of Elkhart	Commercial
West	GPUD E-3	Residential

Site Description: The subject property consists of one lot totaling 0.987 acres, and is rectangular in shape.

History and General Notes:

- **October 16, 2000** – BOCC approved and signed ordinance PC 2000-47 for a zone map change from R-1 and A-1 to GPUD E-3.
- **January 15, 2026** – The BZA approved a Special Use for a home workshop/business for a landscaping business (SUP-0776-2025).

Zoning District Purpose Statement: The purpose of the B-3, Heavy Business, zoning district is to accommodate higher impact community and regional developments. The district also accommodates uses related to vehicular travel, interstate commerce, heavy equipment, trucking and outdoor storage.

Staff Analysis: The purpose of this rezoning petition is to allow a landscaping business by right on the subject parcel.

Plan Commission Staff Report (Continued)

Hearing Date: September 10, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan calls for commercial development to be directed to urban growth areas and in designated transportation corridors.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The subject property is in a transitional area located along CR 6 just west of a major intersection (CR 6 & CR 17).
3. The most desirable use of the subject property is commercial and/or other compatible and supporting uses.
4. The request conserves property values by allowing the property to be developed under a more appropriate zoning district.
5. The proposed rezoning promotes responsible growth and development. The rezoning directs business growth to an existing commercial area on a major transportation corridor adjacent to Elkhart City limits.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Rezoning - Rezoning

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

RZ-0507-2026

Date: 08/03/2026 Meeting Date: September 10, 2026
Plan Commission Hearing (Rezoning) Transaction #: RZ-0507-2026

Description: for a zone map change from GPUD E-3 to B-3

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Taylor George	Taylor George
15685 Mason Street	15685 Mason Street
Union, MI 49130	Union, MI 49130

Site Address: 22137 County Road 6
Elkhart, IN 46514

Parcel Number: 20-02-24-476-011.000-026

Township: Osolo
Location: North Side of CR 6, 760 Feet West Of County Road 17

Subdivision:	Lot #
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Lot Area:	0.90	Frontage:	100.00	Depth:	390.00
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Zoning: E-3, GPUD	NPO List:
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Present Use of Property: VACANT

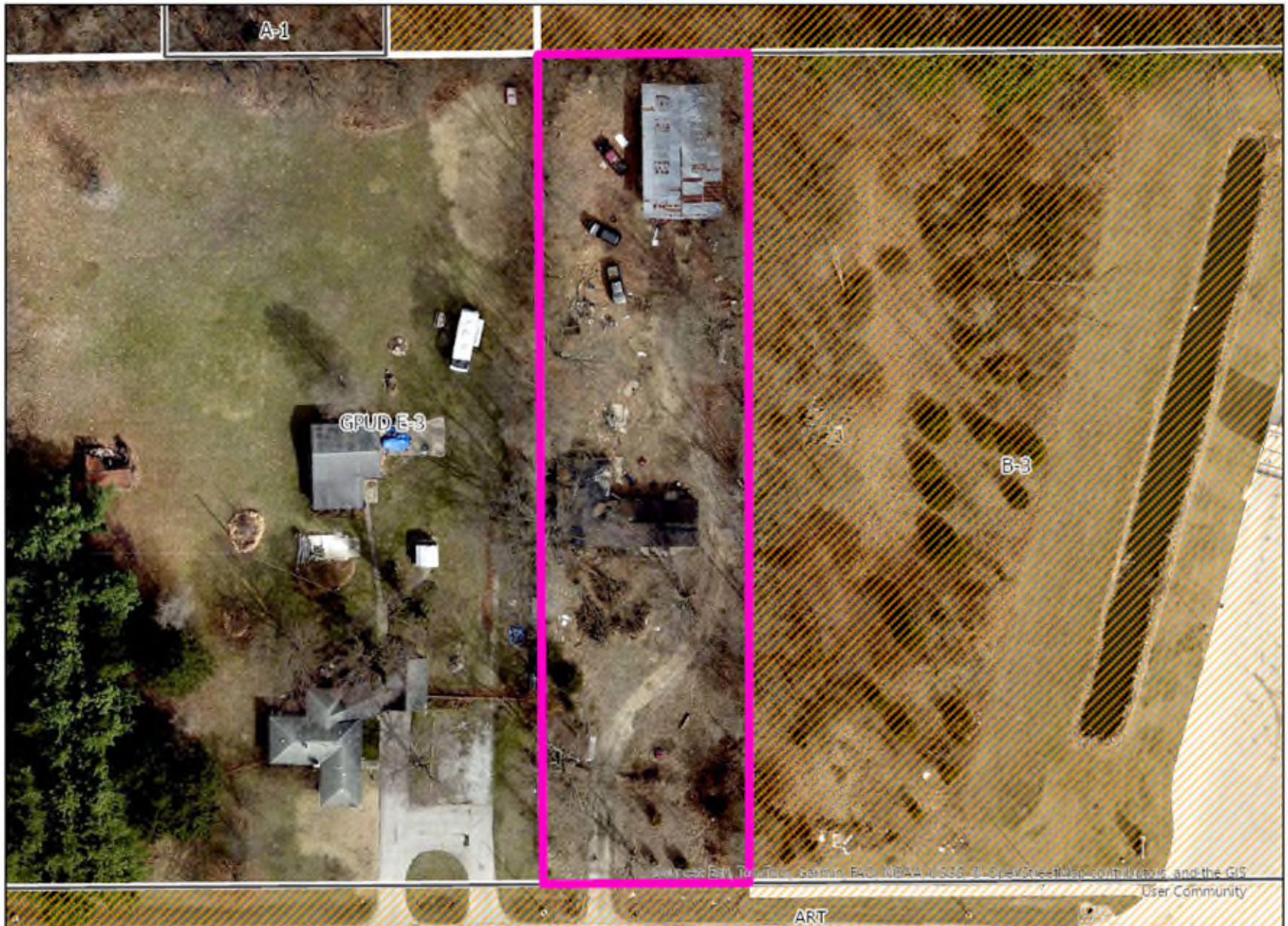
Legal Description:

Comments: ZONED AS GPUD E-3 ON OCTOBER 16, 2000. SEE PC 2000-47
SEE SUP-0776-2025
SEE BR-0142-2026

Applicant Signature:

Department Signature:

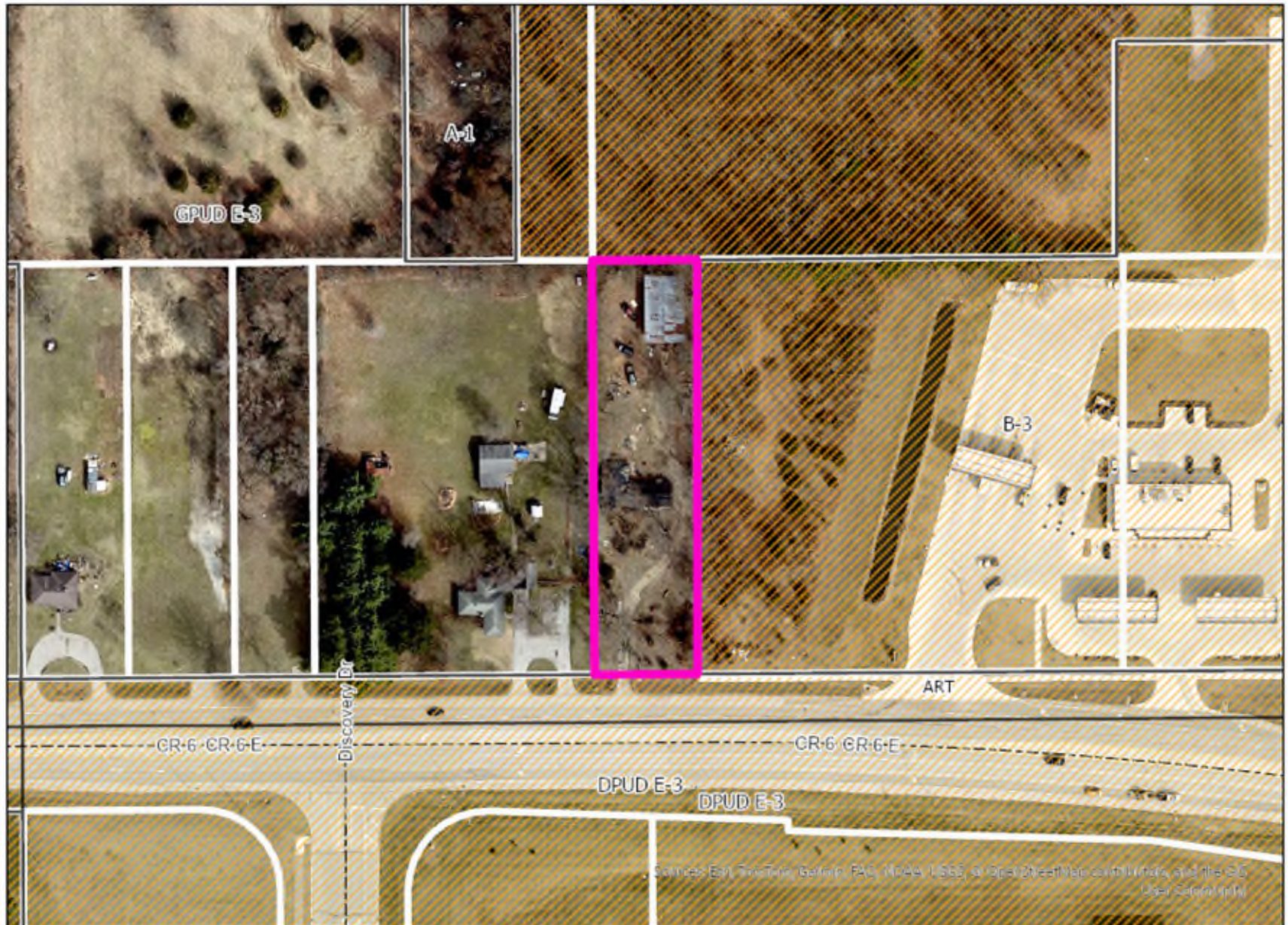
RZ-0507-2026



2025 Aerials

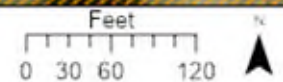
1 inch equals 60 ft

RZ-0507-2026



2025 Aerials

1 inch equals 120 ft



72' x 120'
8,640 sq

2nd Option - Office / Warehouse

86' To property

Septic

72'

120'
Bath
mec
room

7,440 sq

1,200 sq 30x40
Windows

Bath
room

Office

Door

Door

ApX - 14,700 sq parking
Area
98 x 150'
ApX 40-45
cars

Existing
Drive

228'
To Road

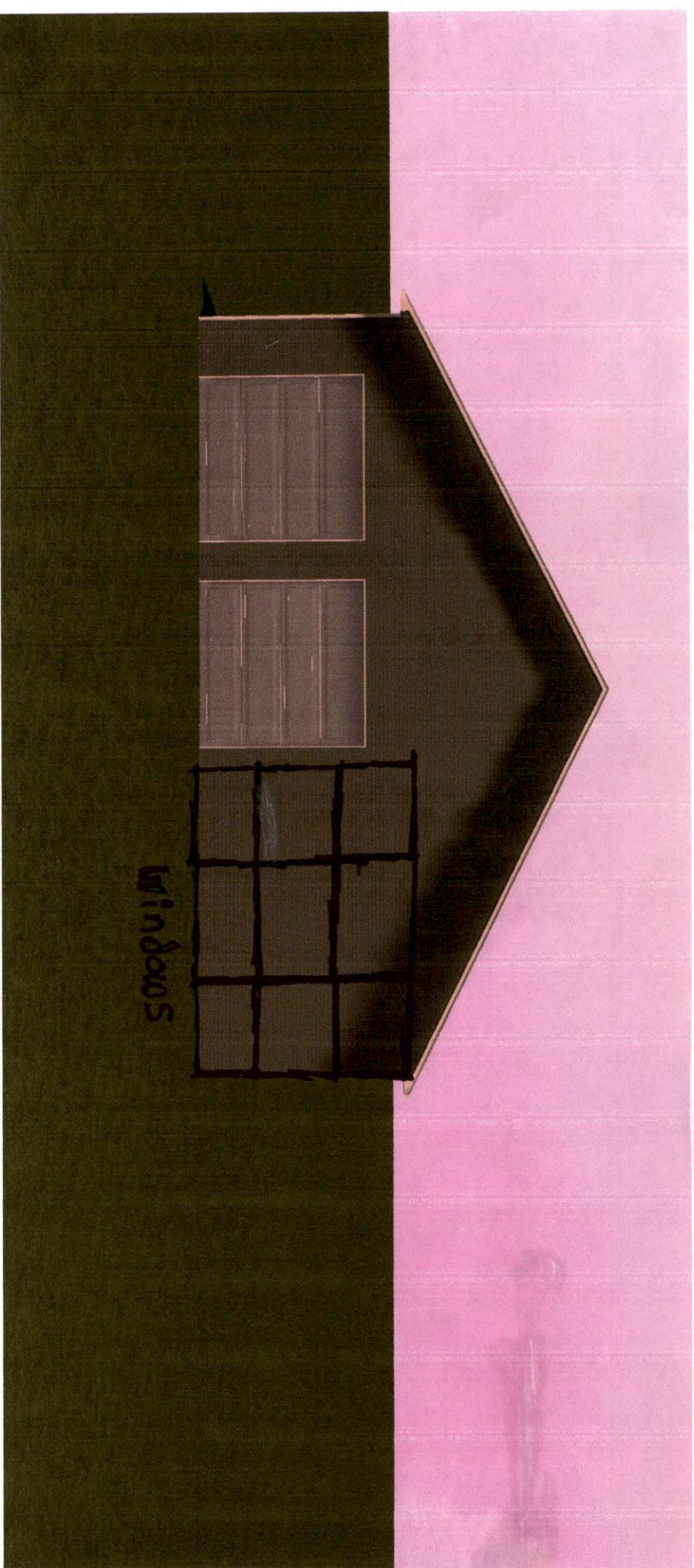
Retention
Area

Landscaping

14' To property

Grass
Well

Trees
Landscaping



Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: GPUD-0495-2026.

Parcel Number(s): 20-03-31-151-044.000-030.

Existing Zoning: B-2 & R-1.

Petition: For a zone map change from R-1 and B-2 to a GPUD B-2 to be known as 21835 SR 120 GPUD B-2.

Petitioner: Robert Burson, represented by Surveying and Mapping LLC.

Location: East side of River Launch Ct., 300 ft. north of SR 120, east of CR 17, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-1, B-2	Residential
North	DPUD R-1, B-2	River launch, Kayak launch
South	B-2, B-3	Commercial
East	R-1	Residential
West	PUD B-2	Vacant

Site Description: The subject property is 1.93 acres, irregular in shape, with an existing residence on the south portion and a proposed commercial building to the north.

History and General Notes:

- **January 21, 2020** – The BCC approved a rezoning from R-1 to B-2 on the westernmost portion of the subject parcel (RZ-0804-2019, PC 2020-02).
- **December 20, 2022** – Burson Minor Subdivision was recorded combining into lot 1 of Burson Minor Subdivision the rezoned B-2 portion and existing R-1 portion of the parcel.

Zoning District Purpose Statements: The purpose of the GPUD, General Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the B-2, General Business, zoning district is to accommodate a variety of medium intensity retail, commercial, service, dining and entertainment uses. The zoning district may serve as a transitional district between less intense commercial uses and limited manufacturing uses.

Staff Analysis: The purpose of this rezoning petition is to allow the existing Ace Hardware to move from its current location on the south side of SR 120 to this requested location on the north side of SR 120.

Plan Commission Staff Report (Continued)

Hearing Date: September 10, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan states that commercial development should be directed to transportation corridors and that reuse of commercial sites should be encouraged.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The existing B-2 zoning district, on the large portion of the subject parcel, on the west side, was approved in 2020. This is an existing mixed-use commercial area that has an empty parcel, and the requested B-2 zoning district would fit into the current zoning districts.
3. The most desirable use of the subject property is commercial and/or compatible uses.
4. The request conserves property values. Scope of development on the site is limited by overall property size (1.93 acres) and area reserved to meet retention, buffering, and setback requirements, and will utilize the City of Elkhart water and sewer. The current Ace Hardware has been in its location since 1997, and development growth is limited on that site.
5. The proposed rezoning promotes responsible growth and development. The intersection of CR 17 and SR 120 is an existing mixed commercial and residential area. The proposed use will fulfill comprehensive plan directives and serve area residents, and development will not begin until a separate DPUD is submitted and approved.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this GPUD.

PLAN COMMISSION & BOARD OF ZONING APPEALS

General PUD - General PUD

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

GPUD-0495-2026

Date: 07/30/2026 Meeting Date: September 10, 2026
Plan Commission Hearing (PUD) Transaction #: GPUD-0495-2026

Description: for a zone map change from R-1 and B-2 to a GPUD B-2 to be known as 21835 SR 120 GPUD B-2

Contacts: <u>Applicant</u>	<u>Business Owner</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514	Bear Ace Hardware 1431 Forest River Run Mishawaka, IN 46545	Robert Burson 21835 Sr 120 Elkhart, IN 46516	Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514

Site Address: 21835 State Road 120 Elkhart, IN 46516	Parcel Number: 20-03-31-151-044.000-030
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Township: Washington
Location: EAST SIDE OF RIVER LAUNCH CT., 300 FT. NORTH OF SR 120, EAST OF CR 17

Subdivision: BURSON MINOR SUBDIVISON	Lot # 1
--------------------------------------	---------

Lot Area: 1.93 Frontage: 788.00 Depth: 247.00

Zoning: B-2, B-2, B-2, R-1, R-1, R-1	NPO List:
--------------------------------------	-----------

Present Use of Property:

Legal Description:

Comments: SEE MI-0823-2022-2-LOT MINOR BURSON MINOR SUBDIVISION, MI-0769-2022-2-LOT MINOR PRIMARY, RZ-0804-2019 R-1 & B-2 TO B-2

Applicant Signature:

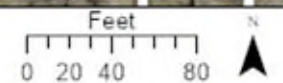
Department Signature:

GPUD-0495-2026



2025 Aerials

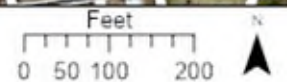
1 inch equals 80 ft





2025 Aerials

1 inch equals 200 ft

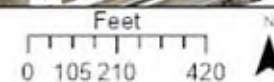


GPUD-0495-2026



2025 Aerials

1 inch equals 400 ft



LEGAL DESCRIPTION:

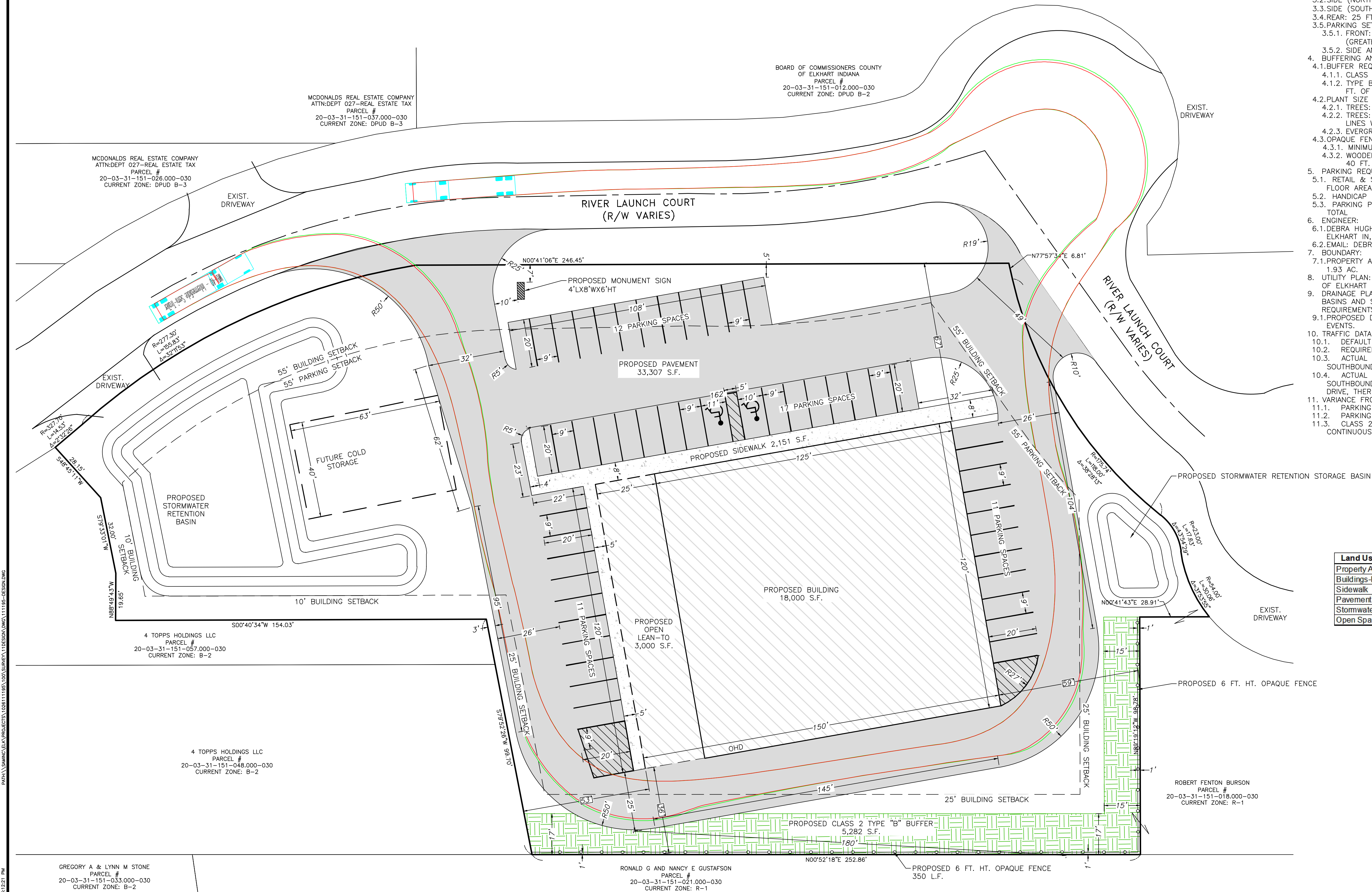
Lot number 1 as the said lot is known and designated in the recorded plat of Burson Minor Subdivision, said plat being recorded in plat book 2 page 44 in the office of the recorder of Elkhart County.

21835 S.R. 120 G.P.U.D. B-2
PT. NW 1/4, SEC. 31, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

SITE PLAN NOTES:

- ZONING:
 - CURRENT ZONING:
 - 1.1.1. PARCEL NO. 20-03-31-151-044.000-030 IS B-2 AND R-1
 - PROPOSED ZONE: G.P.U.D. B-2
- PROPOSED USE: RETAIL STORE
- SETBACKS: PLATTED SETBACKS
 - FRONT: 55 FT. FROM CENTERLINE ON RIVER LAUNCH COURT
 - SIDE (NORTH): 25 FT.
 - SIDE (SOUTH & EAST): 10 FT.
 - REAR: 25 FT.
- PARKING SETBACK:
 - FRONT: 15 FT. FROM PROPERTY LINE OR 55 FT. FROM CENTERLINE (GREATER DISTANCE)
 - SIDE AND REAR: 15 FT. TO ACCOMMODATE BOUNDARY BUFFER
- BUFFERING AND SCREENING
 - BUFFER REQUIREMENTS:
 - CLASS 2 BETWEEN B-2 AND R-1 (NORTH AND EAST)
 - TYPE B: 15 FT. WIDTH, 3 TREES AND 9 EVERGREEN SHRUBS PER 100 FT. OF PROPERTY LINE WITH AN OPAQUE FENCE
 - PLANT SIZE REQUIREMENTS:
 - TREES: MIN. 8 FT. HEIGHT AT PLANTING
 - TREES: MAX. MATURE HEIGHT OF 20 FT. BELOW OVERHEAD ELECTRIC LINES WHERE PRESENT
 - EVERGREEN SHRUBS: MIN 4 FT. HEIGHT AT PLANTING
 - OPAQUE FENCE REQUIREMENTS:
 - MINIMUM OF 6 FT. AND A MAXIMUM OF 9 FT. IN HEIGHT.
 - WOODEN POSTS MUST BE SET IN A MASONRY SUPPORT COLUMN EVERY 40 FT.
- PARKING REQUIREMENTS:
 - RETAIL & SERVICE, ALL OTHER USES: 1 SPACE PER 300 SQ. FT. RETAIL FLOOR AREA: 18,000 S.F. BLDG AREA/300= 60 SPACES REQUIRED
 - HANDICAP PARKING REQUIREMENT: 3
 - PARKING PROVIDED 49 STANDARD SPACES AND 2 HANDICAP SPACES, 51 TOTAL
- ENGINEER:
 - DEBRA HUGHES, P.E., SURVEYING AND MAPPING LLC., 2810 DEXTER DRIVE, ELKHART IN, 46514
 - EMAIL: DEBRA.HUGHES@SAM.BIZ, PHONE: 574-266-1010
- BOUNDARY:
 - PROPERTY AREA: PARCEL # 20-03-31-151-044.000-030 IS 84,029 S.F., 1.93 AC.
- UTILITY PLAN: SANITARY SEWER AND WATER SERVICES TO BE PROVIDED BY CITY OF ELKHART UTILITIES.
- DRAINAGE PLAN: PROPOSED DRAINAGE PLAN TO INCLUDE SURFACE RETENTION BASINS AND SUBSURFACE STORMWATER STORAGE TO MEET COUNTY DRAINAGE REQUIREMENTS.
- PROPOSED DRAINAGE RETENTION BASINS TO BE DRY BETWEEN RAINFALL EVENTS
- TRAFFIC DATA:
 - DEFAULT SPEED LIMIT ON RIVER LAUNCH COURT IS 30 M.P.H
 - REQUIRED INTERSECTION SIGHT DISTANCE FOR 30 M.P.H IS 335 FT.
 - ACTUAL SIGHT DISTANCE (SOUTHERN DRIVEWAY): 392 FT. FOR SOUTHBOUND VEHICLE, 280 FT. FOR NORTHBOUND VEHICLE
 - ACTUAL SIGHT DISTANCE (NORTHERN DRIVEWAY): 398 FT. FOR SOUTHBOUND VEHICLE, THERE IS 178 FT. TO THE END OF RIVER LAUNCH DRIVE, THERE IS 178 FT. OF SIGHT DISTANCE
- VARIANCE FROM COUNTY STANDARDS:
 - PARKING SETBACK: 35 TO 52 FT. WHERE 55 FT. IS REQUIRED.
 - PARKING SPACES: 51 WHERE 60 ARE REQUIRED.
 - CLASS 2B BUFFER: 10 FT. MINIMUM AND 17 FT. MAXIMUM WHERE CONTINUOUS 15 FT. WIDTH IS REQUIRED.

Land Use Calculations	Area (s.f.)	Area (ac.)	Percent
Property Area	84,030	1.93	100%
Buildings-Proposed/Future	20,504	0.47	24%
Sidewalk	2,209	0.05	3%
Pavement	31,290	0.72	37%
Stormwater Retention	8,655	0.20	10%
Open Space	21,372	0.49	25%



GREGORY A & LYNN M STONE
PARCEL #
20-03-31-151-033.000-030
CURRENT ZONE: B-2

4 TOPPS HOLDINGS LLC
PARCEL #
20-03-31-151-048.000-030
CURRENT ZONE: B-2

4 TOPPS HOLDINGS LLC
PARCEL #
20-03-31-151-057.000-030
CURRENT ZONE: B-2

MCDONALDS REAL ESTATE COMPANY
ATTN:DEPT 027-REAL ESTATE TAX
PARCEL #
20-03-31-151-037.000-030
CURRENT ZONE: DPUD B-3

MCDONALDS REAL ESTATE COMPANY
ATTN:DEPT 027-REAL ESTATE TAX
PARCEL #
20-03-31-151-026.000-030
CURRENT ZONE: DPUD B-3

BOARD OF COMMISSIONERS COUNTY
OF ELKHART INDIANA
PARCEL #
20-03-31-151-012.000-030
CURRENT ZONE: DPUD B-2

RONALD G AND NANCY E GUSTAFSON
PARCEL #
20-03-31-151-021.000-030
CURRENT ZONE: R-1

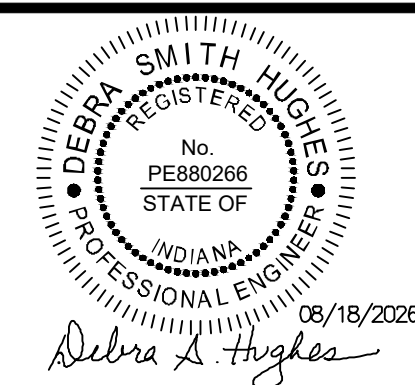
ROBERT FENTON BURSON
PARCEL #
20-03-31-151-018.000-030
CURRENT ZONE: R-1

NO.	REVISIONS	DATE
1	PLAN AND NOTE REVISIONS FOR COUNTY COMMENTS	08/18/2026
2		
3		
4		
5		
6		
7		
8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 111195-DESIGN.DWG
CERTIFICATION DATE: 08/18/2026
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: MMR



PROPOSED SITE PLAN
21835 S.R. 120 G.P.U.D. B-3, 21835 S.R. 120,
LOT 1 BURSON MINOR SUBDIVISION, PT. NW 1/4, SEC. 31,
T38N, R6E, WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1026111195

SHEET 1
OF 2

LEGAL DESCRIPTION:

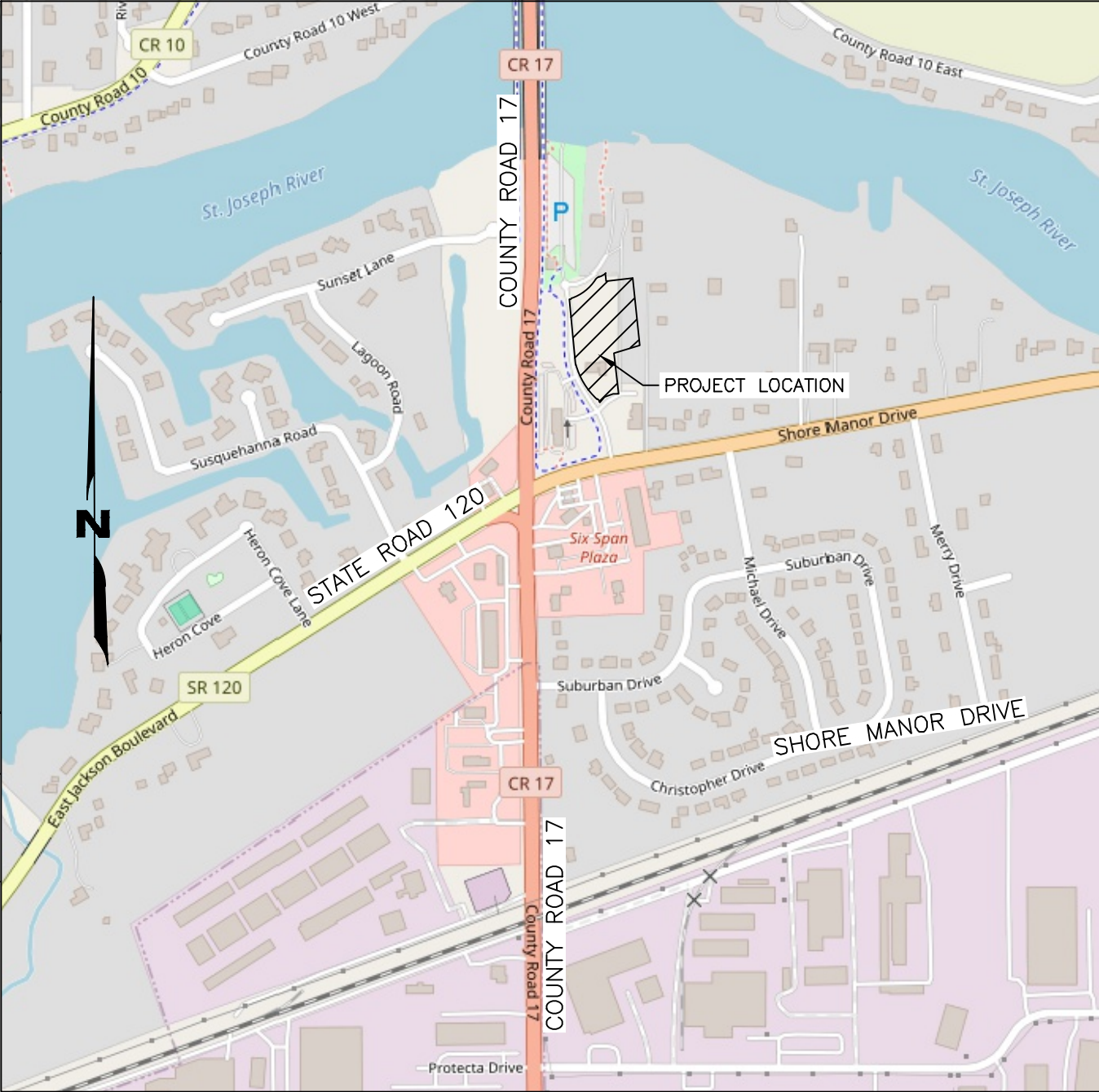
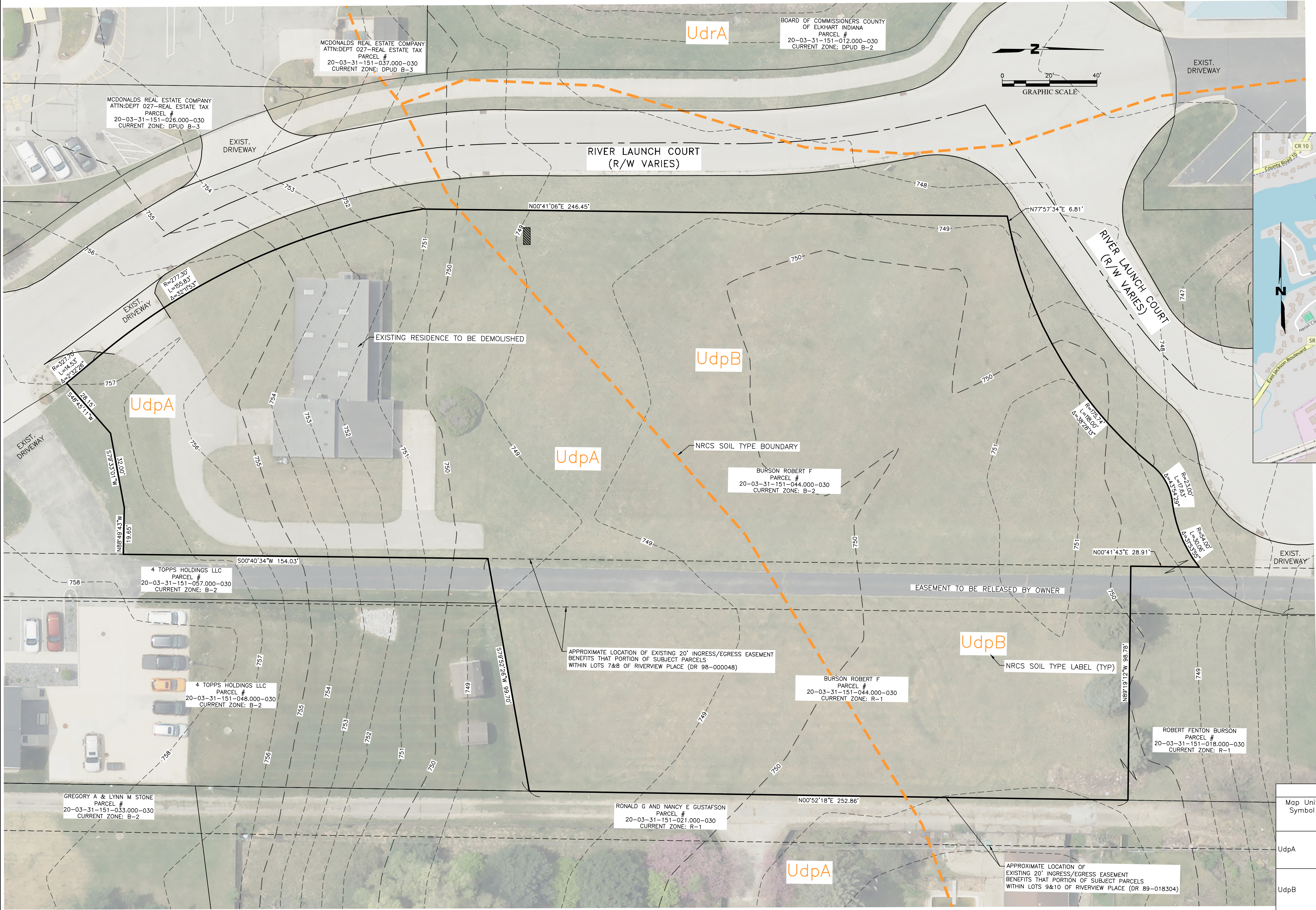
Lot number 1 as the said lot is known and designated in the recorded plat of Burson Minor Subdivision, said plat being recorded in plat book 2 page 44 in the office of the recorder of Elkhart County.

21835 S.R. 120 G.P.U.D. B-2
PT. NW 1/4 , SEC. 31, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

- EXISTING CONDITIONS PLAN NOTES:
1. PROPERTY LINES SHOWN ARE APPROXIMATE FROM COUNTY GIS RECORDS.
 2. NO BOUNDARY SURVEY WAS CONDUCTED AS PART OF THIS PROJECT.
 3. GROUND ELEVATION DATA IS APPROXIMATE FROM STATE OF INDIANA LIDAR DATA AND ARE ACCURATE TO ±1 FOOT. NO TOPOGRAPHIC SURVEY WAS CONDUCTED AS PART OF THIS PROJECT.
 4. ALL EXISTING PROPERTY LINES AND GROUND ELEVATIONS TO BE VERIFIED ON SITE BY OTHERS.
 5. ALL PROPOSED ELEVATIONS ARE CONCEPTUAL AND ONLY ACCURATE TO ± 1 FOOT. ALL PROPOSED ELEVATIONS TO BE VERIFIED ON SITE BY OTHERS.

FLOOD STATEMENT:

ACCORDING TO THE F.E.M.A. MAP No. 18039C0134D, DATED 08/02/2011, THE SUBJECT PROPERTY IS IN ZONE X, 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.



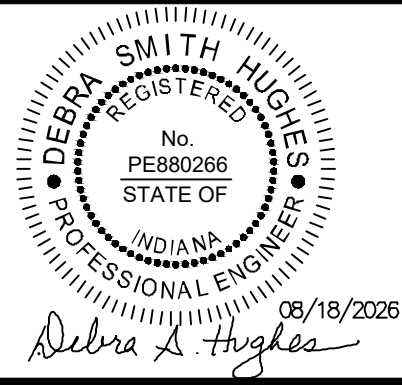
NRCS Soil Map Legend					
Map Unit Symbol	Map Unit Name	Natural Drainage Class	Runoff Class	Depth to Water Table	Capacity of the most limiting layer to transmit water
UdpA	Urban land-Bristol complex, 0 to 1 percent slopes	Excessively drained	Negligible	More than 80 inches	6.00-20.00 in/hr
UdpB	Urban land-Bristol complex, 1 to 5 percent slopes	Excessively drained	Negligible	More than 80 inches	6.00-20.00 in/hr

NO.	REVISIONS	DATE
1	NOTE ADDED FOR COUNTY COMMENTS	08/18/2026
2		
3		
4		
5		
6		
7		
8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 111195-DESIGN.DWG
CERTIFICATION DATE: 08/18/2026
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: MMR



EXISTING CONDITIONS PLAN

21835 S.R. 120 G.P.U.D. B-3, 21835 S.R. 120, LOT 1 BURSON MINOR SUBDIVISION, PT. NW 1/4, SEC. 31, T38N, R6E, WASHINGTON TWP., ELKHART CO., INDIANA

JOB NUMBER: 1026111195

SHEET 2
OF 2

General Planned Unit Development
to be known as

21835 SR 120 G.P.U.D. B-2

Situated in the Northwest Quarter, Section 31,
Township 38 North, Range 7 East,
Washington Township, Elkhart County, Indiana

Tax ID Number: 20-03-31-151-044.000-030

Address: 21835 State Road 120, Elkhart IN 46516

Agent: Surveying and Mapping, LLC

2810 Dexter Drive
Elkhart, Indiana 46514
Phone 574.266.1010
Fax 574.262.3040

Debra S. Hughes, P.E.

Indiana Professional Engineer License No: 60880266

Email: debra.hughes@sam.biz

August 18, 2026

G.P.U.D. Description

Lot Number 1 as the said Lot is known and designated on the recorded Plat of Burson Minor Subdivision; said Plat being recorded in Plat Book 42, page 63, as Instrument Number 2022-26402, in the Office of the Recorder of Elkhart County, Indiana.

1. Development Concept Overview

- A. The property is currently owned by Robert F. Burson.
 - 1) The proposed property use will be a retail store building with associated pavement, drainage, signage and utility improvements.
- B. Reasons for the chosen location:
 - 1) The property is adjacent to the intersection of State Road 120 and County Road 17. The current location for this retail store is near this proposed location in a strip plaza on the south side of State Road 17.
 - 2) The proposed property is suitable for a medium size retail store use. The property is currently for sale.
- C. Relation of existing uses to surrounding land uses:
 - 1) East: Residential Use: zoned R-1
 - 2) West: Commercial Use: zoned D.P.U.D. B-3
 - 3) North: Residential: zoned R-1.
 - 4) South: Commercial Use, zoned B-2
- D. Proposed Land Use Calculations:

Land Use Calculations	Area (s.f.)	Area (ac.)	Percent
Property Area	84,030	1.93	100%
Buildings-Proposed/Future	20,504	0.47	24%
Sidewalk	2,209	0.05	3%
Pavement	31,290	0.72	37%
Stormwater Retention	8,655	0.20	10%
Open Space	21,372	0.49	25%

- E. Protections for surrounding residential uses against nuisances:
 - 1) There will be outside lighting on the proposed building and around the pavement area. Outdoor lighting will be shielded to avoid shedding light on adjoining properties.
 - 2) There is a landscape buffer proposed on the north and east property lines. The landscape buffer provided will meet county zoning requirements.

2. Development Concept Details

- A. Site Improvements and Changes
 - 1) One building is proposed, approximately 15,000 s.f.
 - 2) There is an additional proposed outside covered area of 3,000 s.f.
 - 3) There is a future building area of 2,500 s.f.
 - 4) 31,290 s.f. pavement and parking areas.
- B. Project Phasing
 - 1) The project will be completed in one phase.
- C. Site Access
 - 1) Two driveways are proposed for the property with access to River Launch Court.
- D. Days and Hours of Operation
 - 1) Monday-Friday: 7 am to 9 pm, Saturday: 8 am to 6 pm, Sunday: 8 am to 6 pm

E. Indoor and Outdoor Activity

- 1) Employees will park their vehicles.
- 2) Panel trucks will deliver and pick up packages.
- 3) Semi-trucks will deliver supplies.
- 4) Number of Employees: 6 estimated on largest shift.
- 5) Two box truck trips are expected per day,
- 6) One semi-truck trip is expected per day.

F. Road Impacts

- 1) There are two proposed driveways to the public road for access to the building for vehicles and trucks.
- 2) River Launch Court is a county road.
- 3) The site is located in unincorporated Elkhart County.
- 4) Traffic: Customer traffic is approximately 210 per day on Monday through Saturday. Customer traffic is approximately 150 per day on Sunday.

G. Stormwater Plan

- 1) Stormwater from the pavement, buildings and yards will be collected in drainage inlet structures and conveyed by pipe to on-site retention basins.
- 2) The property is located in the 500-year floodplain. An elevation certificate will be required prior and after construction.
- 3) The proposed stormwater retention basins are planned to be dry between rainfall events.

H. Signage

- 1) There will be one monument sign and building signage.
- 2) The owner understands that separate sign permits are required.

I. MS4 Impacts:

- 1) The project will disturb more than one acre of area.
- 2) A Stormwater Pollution Prevention Plan will be submitted for review and approval prior to construction.

3. Deviations from Zoning Ordinance standards

- A. Parking Setback: 35 to 52 ft. of setback where 55 ft. is required.
- B. Parking Spaces: 51 spaces where 60 are required.
- C. Class 2B buffer: 10 ft. minimum and 17 ft. maximum where continuous 15 ft. is required.

4. Water Supply and Sanitary Sewer Plan

- A. The property will have water supply and sanitary sewer service by the City of Elkhart utility system.
- B. Any existing wells or septic tanks will be abandoned in accordance with county health dept. requirements.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: DPUD-0500-2026.

Parcel Number(s): 20-08-16-401-031.000-034, 20-08-16-476-002.000-034, 20-08-16-476-008.000-034.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as OUTPOST RV MINOR, AN A-1 DPUD.

Petitioner: Phaylon Schrock & Carolyn Schrock, Husband & Wife, represented by B. Doriot & Associates, Inc.

Location: West side of CR 37, 400 ft. north of CR 22 (Orpha Dr.), in Middlebury Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1	Residential and agricultural
North	A-1	Residential
South	A-1	Residential
East	M-1	Commercial
West	A-1	Residential

Site Description: The subject property consists of three parcels totaling 4.41 acres, is rectangular in shape, with an existing 1,707 ft² house. Proposed lot 1 will be 3.26 acres for agricultural uses and an RV storage lot. Lot 2 will be 1.15 acres and for residential use for the existing house.

History and General Notes:

➤ None.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to develop a mixed-use property with residential, agricultural, and commercial uses. The commercial use is limited to an RV storage lot for the commercial property to the east.

Plan Commission Staff Report (Continued)

Hearing Date: September 10, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. Mixed uses, including commercial uses, should be directed to Urban Growth Areas and in designated transportation corridors. The subject property is in a mixed-use area inside the US 20, old CR 37, and CR 22 / Orpha Dr. corridor.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development/building is comparable with what would be expected in a mixed area between residential and commercial uses.
3. The most desirable use of the subject property is residential, commercial, and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. There are other similar mixed-use properties in the area and around the county.
5. The proposed rezoning promotes responsible growth and development. The DPUD limits the use and details contained in the petition, site plan / support drawing, and PUD ordinance.

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0500-2026

Date: 08/03/2026 Meeting Date: September 10, 2026
Plan Commission Hearing (PUD) Transaction #: DPUD-0500-2026

Description: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as OUTPOST RV MINOR AN A-1 DPUD

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Phaylon & Carolyn, Husband & Wife Schrock 1520 S 1100 W Middlebury, IN 46540	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 57747 County Road 37 Middlebury, IN 46540	Parcel Number: 20-08-16-401-031.000-034 20-08-16-476-002.000-034 20-08-16-476-008.000-034
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Township: Middlebury
Location:

Subdivision:	Lot #
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Lot Area: 4.41	Frontage: 122.00	Depth:
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Zoning: A-1	NPO List:
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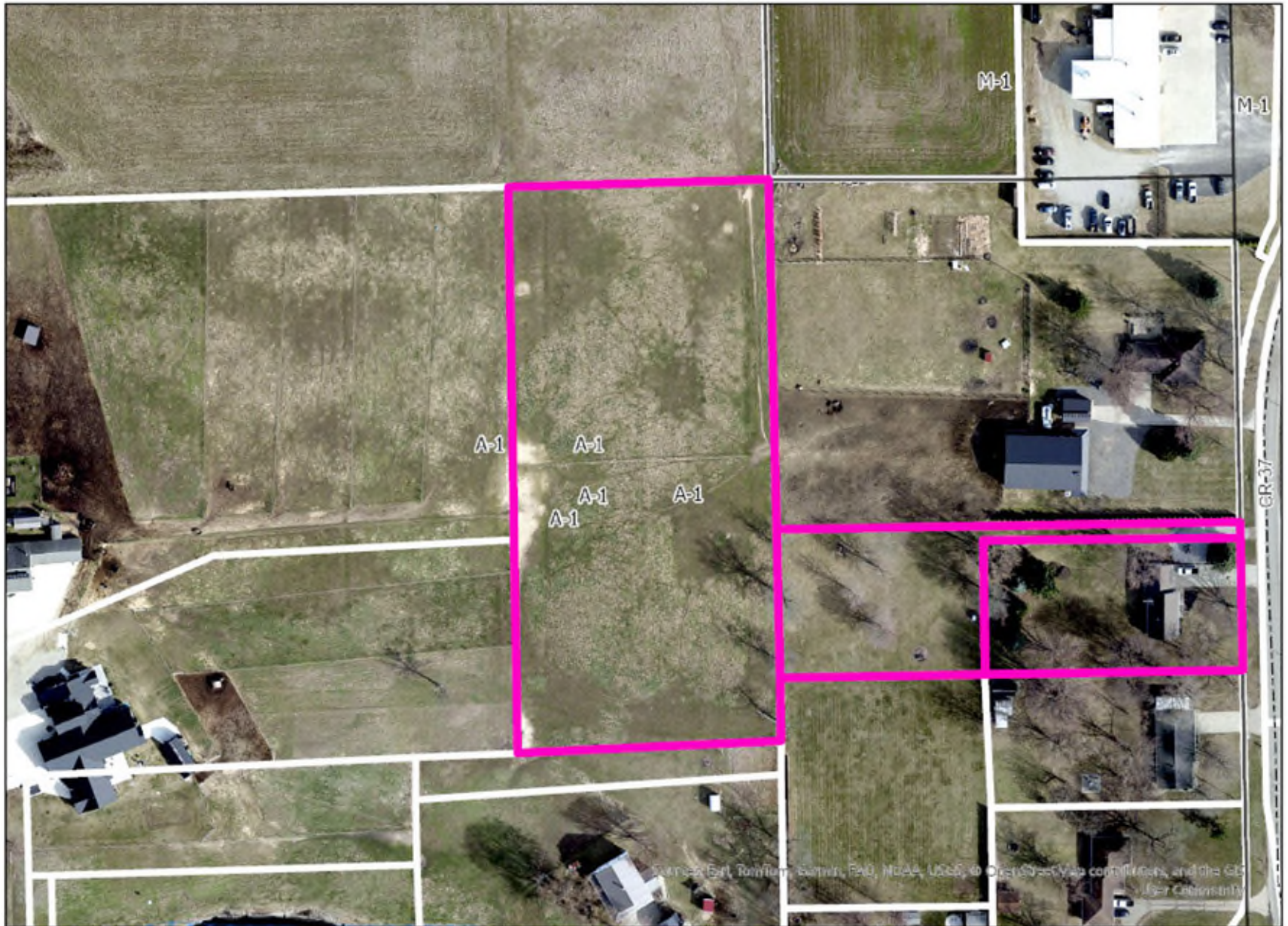
Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

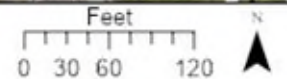
Applicant Signature:

Department Signature:



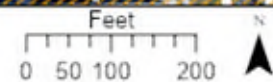
2025 Aerials

1 inch equals 120 ft

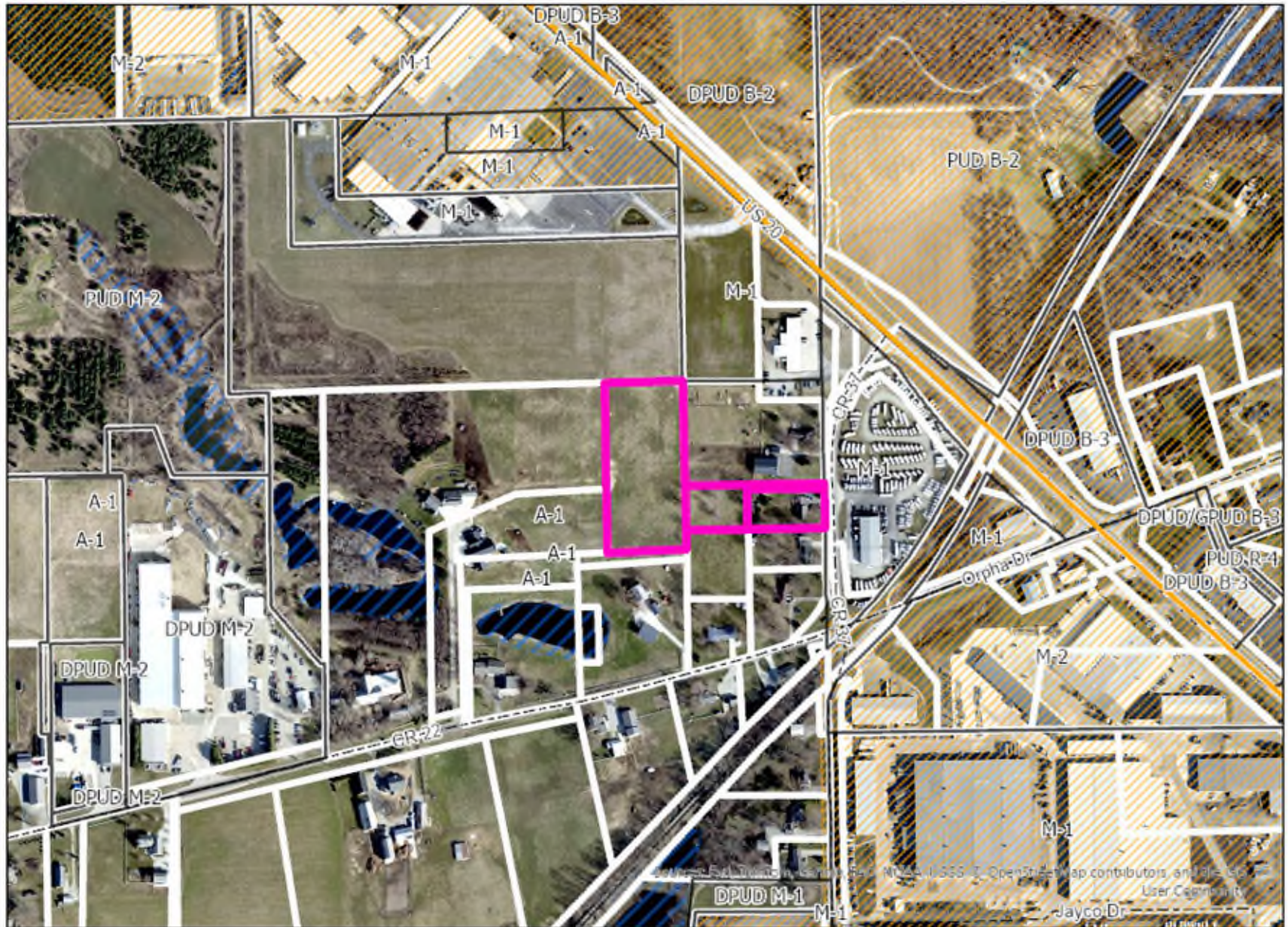


[illegible]

1 inch equals 200 ft

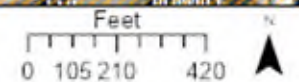


DPUD-0500-2026



2025 Aerials

1 inch equals 400 ft



OUTPOST RV MINOR an A-1 DPUD SITE DEVELOPMENT SHEET

A DPUD A-1 in the Southeast Quarter of Seciton 16, Township 37 North, Range 7 East, 2nd Principal Meridian, Middlebury Township, Elkhart County, Indiana.

PLAT NOTES

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

-Development shall begin ASAP.
-The Current land use is zone A-1.
-Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.
-All proposed improvements, well locations, and septic designs shown are generic, and are for informational purposes only. The final plans, and locations, will be designed by others.
-Lot 2 is reserved for a Gravel Lot 4 for RV storage and pasture for adjouner. The lot will be buffered with Pine or Spruce. on the South and West lines

DRAINAGE:
-Not in the 100 year flood zone (FEMA).
-Drainage pattern will remain unchanged.
-Finish grade of lots to approximate existing.
-Contours per Elkhart County GIS (1988 Datum with 2006 TOPO).

-A SWPPP will be provided pending primary approval if more than 1 acre is to be disturbed Drainage plan will be filed with SWPPP

HEALTH:
-Municipal water serves this site. No Sanitary Sewer .
-Site to be served by existing septic and well.

HIGHWAY:
-Existing road shall be used.
-Sight distance for proposed/existing drive: 280± N to intersection, 800+ S.
-Additional Dedicated Right-of-Way not required.
-Business drive to meet standards of Figure 6, Residential drive Figure 5.
-Due closure of CR 37 & US 20 Intersection with Cul DE SAC construction a 35 MPH Speed Limit is requested
-Drive Locations are as not to change. adjoiner locations are shown on

Deviations:
-25' Lot width on Lot 1

Buffer Deviations:
-20 Buffer adjacent to 20'drainage swales to be placed along camper inventory lot. Shale be Norway Spruce, Green Giant Arborvite planted 10 to 12' apart in a zig-zag pattern. Class 1 with no wall.

SOILS:
-Soils are mapped as follows: BtxA & BtxC
-Soil types taken from the Elkhart County GIS.
-Soil Scientist: Don Schnoeblen
-See soil borings for SHWT.
-Soil borings are completed as shown on Plat.

Owner:
Phaylon & Carolyn Schrok H&W
1520 S 1500W
Middlebury, IN 46540

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

PAGE 1 OF 3	DRAWN BY: CBD	APPROVED BY: CBD
	FIELD CREW: CEB RAM CBD	PROJ. NO. 2026-037
	DATE: 8/03/26	DWG. 2026-037.DWG
	Owner: Phaylon Schrock and Carolyn Schrock H&W	

DESCRIPTION OF SUBDIVISION PLAT

A part of the Southeast Quarter of Section 16, Township 37 North, Range 7 East, Second Principal Meridian, Middlebury Township, Elkhart County, Indiana, containing 4.41 acres, more or less, being all of lands described in Deed Records 2022-16587 and 2026-05533, and based on an Original Survey Plat, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2026-037, all bearings based on Indiana State Planes East, completed on August 3, 2026, more particularly described as follows:

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

thence North 01 degrees 00 minutes 20 seconds West, along the East Line of said Southeast Quarter, to the Point of Beginning of this Description also the Notheast Corner of Deed Record 2018-16773, a distance of 1300.40 feet;

thence South 88 degrees 57 minutes 48 seconds West, along the North Line of Deed Record 2018-16773 and Deed Record 2021-23604, to an iron Rebar with Cap Doriot 890028 at the Northwest corner of Deed Record 2021-23604, a distance of 438.63 feet;

thence South 00 degrees 42 minutes 53 seconds East, along the West Line of Deed Record 2021-23604 to an Iron Rebar with Cap Zeigler at the Southeast corner of Deed Record 2026-05533, a distance of 56.62 feet;

thence South 87 degrees 10 minutes 09 seconds West, along the North line of Deed Record 399-790 to an Iron Capped Zeigler at the Southwest corner of Deed Record 2026-05533 also being the Southeast Corner of Deed Record 2023-0070, a distance of 247.91 feet;

thence North 00 degrees 48 minutes 46 seconds West, along the East line of Deed Records 2023-0070 and 2015-0487, to an iron Rebar with Cap Zeigler at the Northwest corner of Deed Record 2026-05533 and Northeast corner of Deed Record 2015-0487, a distance of 532.24 feet;

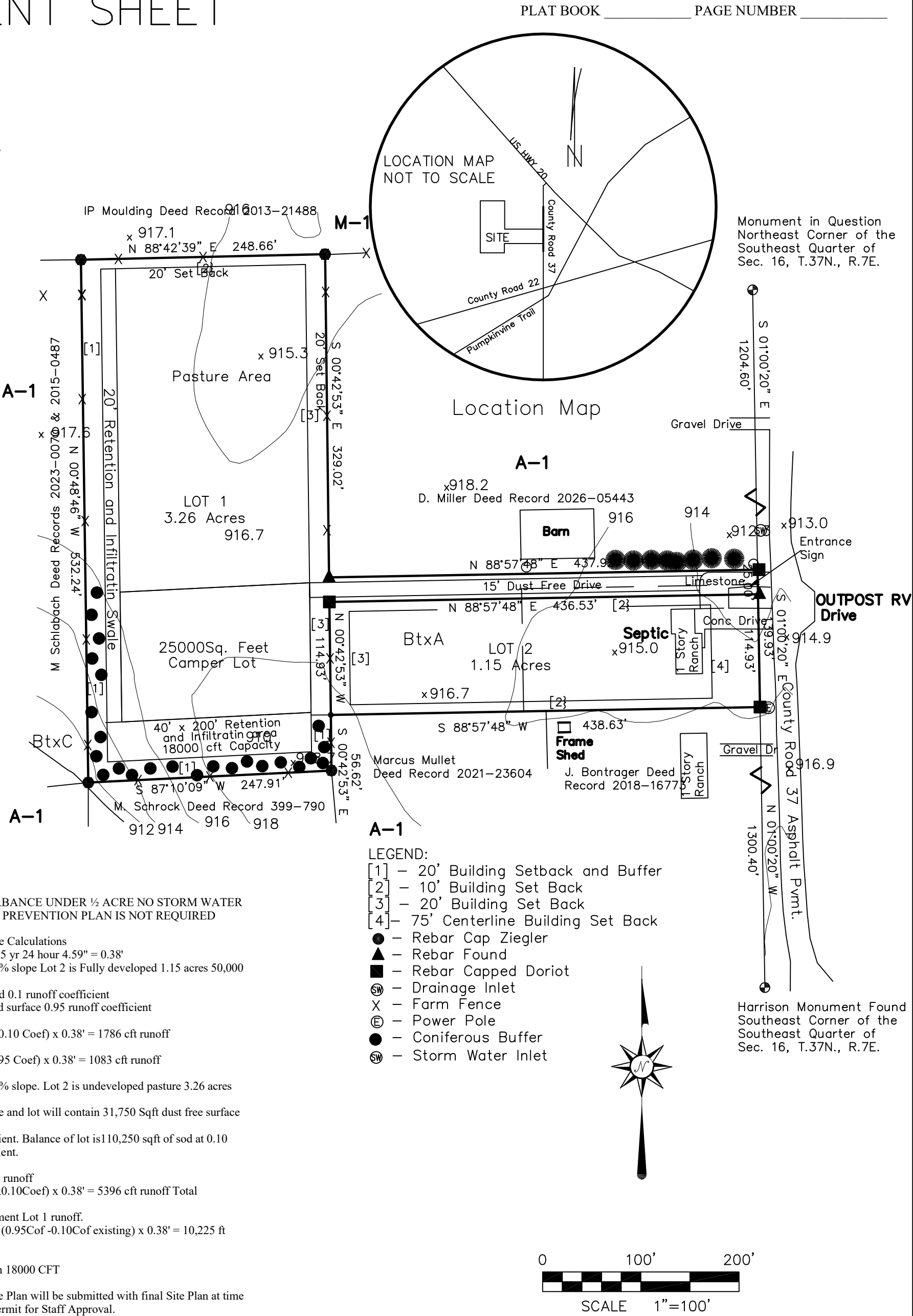
thence North 88 degrees 42 minutes 39 seconds East, along the South Line of Deed Record 2013-21488 to an Iron Rebar with Cap Zeigler at the Northeast corner of Deed Record 2026-05533 and the Northwest Corner of Deed Record 2026-05443, a distance of 248.66 feet;

thence South 00 degrees 42 minutes 53 seconds East, along the West line of Deed Record 2026-05443 to the Southwest corner of said Deed Record 2026-05443 and the Northwest corner of Deed Record 2022-16587, a distance of 329.02 feet;

thence North 88 degrees 57 minutes 48 seconds East, along the South line of Deed Record 2026-05443, to the Southeast corner of said Deed Record 2026-05443 and the Northeast corner of Deed Record 2022-16587 also being on said East Line of the Southeast Quarter of Section 16, a distance of 437.92 feet;

thence South 01 degrees 00 minutes 20 seconds East, along said East Line of the Southeast Quarter of Section 16, a distance of 139.93 feet, to the POINT OF BEGINNING;

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



LOT DISTURBANCE UNDER 1/2 ACRE NO STORM WATER POLLUTION PREVENTION PLAN IS NOT REQUIRED

Lot 2 Drainage Calculations
Storm Event 25 yr 24 hour 4.59" = 0.38"
Lot 2 is 0 to 5% slope Lot 2 is Fully developed 1.15 acres 50,000 sqft
50,000 sqft sod 0.1 runoff coefficient
3,000 sqft hard surface 0.95 runoff coefficient
existing
(47,000sqft x 0.10 Coef) x 0.38" = 1786 cft runoff
+
(3000sqft x 0.95 Coef) x 0.38" = 1083 cft runoff

Lot 1 is 0 to 5% slope. Lot 2 is undeveloped pasture 3.26 acres
142,000 sqft
Proposed drive and lot will contain 31,750 Sqft dust free surface
with a 0.95
runoff coefficient. Balance of lot is 110,250 sqft of sod at 0.10
runoff coefficient.

Existing Lot 1 runoff
(142,000sqft x 0.10Coef) x 0.38" = 5396 cft runoff Total

New development Lot 1 runoff.
(31,750 sqft x (0.95Cof -0.10Cof existing) x 0.38" = 10,225 ft
runoff

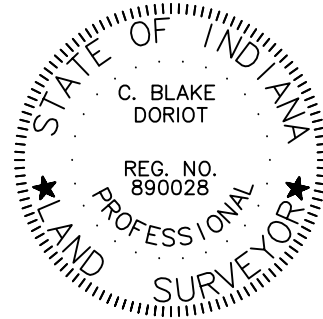
Total retention 18000 CFT

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

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

PRO FORMA

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



OUTPOST RV MINOR an A-1 DPUD

PLAT BOOK _____ PAGE NUMBER _____

A DPUD A-1 in the Southeast Quarter of Seciton 16,
Township 37 North, Range 7 East, 2nd Principal Meridian,
Middlebury Township, Elkhart County, Indiana.

CERTIFICATE OF OWNERSHIP

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

OUTPOST RV MINOR an A-1 DPUD

SIGNED _____

PRINTED Phaylon Schrock, Husband

SIGNED _____

PRINTED Carolyn Schrock, Wife

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

Phaylon Schrock and Carolyn Schrock Husband&Wife

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

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

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

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

DRAINAGE MAINTENANCE CERTIFICATE

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

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

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

ADDITIONAL NOTES

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

STATEMENT OF COMPLIANCE

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

Elkhart County Plan Commission

By: _____
Mae Hope, Plan Director

AUDITOR

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

SIGNED: _____
Tiara Jackson

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS ____ DAY OF _____, 20 ___, AT
_____ AND RECORDED IN PLAT BOOK _____ AT PAGE NUMBERED _____.

FEE: \$ _____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

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

SURVEYOR CERTIFICATION

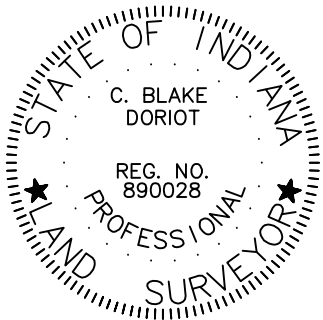
COUNTY of ELKHART)
STATE OF INDIANA)

I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN
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ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS. THAT THEIR LOCATION,
SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

PRO FORMA

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

DATED _____



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

Owner:
Phaylon & Carolyn Schrok H&W
1520 S 1500W
Middlebury, IN 46540

PAGE 2 OF 3	DRAWN BY: CBD	APPROVED BY: CBD
	FIELD CREW: CEB RAM CBD	PROJ. NO. 2026-037
	DATE: 8/03/26	DWG. 2026-037.DWG
	Owner: Phaylon Schrock and Carolyn Schrock H&W	

OUTPOST RV MINOR DPUD A-1

Surveyor:

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

Owner:

Phaylon & Carolyn Schrock H&W
1520 S 1500W
Middlebury, IN 46540

DESCRIPTION of Subdivision Plat

A part of the Southeast Quarter of Section 16, Township 37 North, Range 7 East, Second Principal Meridian, Middlebury Township, Elkhart County, Indiana, containing 4.41 acres, more or less, being all of lands described in Deed Records 2022-16587 and 2026-05533, and based on an Original Survey Plat, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2026-037, all bearings based on Indiana State Planes East, completed on August 3, 2026, more particularly described as follows:

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

thence North 01 degrees 00 minutes 20 seconds West, along the East Line of said Southeast Quarter, to the Point of Beginning of this Description also the Northeast Corner of Deed Record 2018-16773, a distance of 1300.40 feet;

thence South 88 degrees 57 minutes 48 seconds West, along the North Line of Deed Record 2018-16773 and Deed Record 2021-23604, to an iron Rebar with Cap Doriot 890028 at the Northwest corner of Deed Record 2021-23604, a distance of 438.63 feet;

thence South 00 degrees 42 minutes 53 seconds East, along the West Line of Deed Record 2021-23604 to an Iron Rebar with Cap Zeigler at the Southeast corner of Deed Record 2026-05533, a distance of 56.62 feet;

thence South 87 degrees 10 minutes 09 seconds West, along the North line of Deed Record 399-790 to an Iron Capped Zeigler at the Southwest corner of Deed Record 2026-05533 also being the Southeast Corner of Deed Record 2023-0070, a distance of 247.91 feet;

(Continued)

thence North 00 degrees 48 minutes 46 seconds West, along the East line of Deed Records 2023-0070 and 2015-0487, to an iron Rebar with Cap Zeigler at the Northwest corner of Deed Record 2026-05533 and Northeast corner of Deed Record 2015-0487, a distance of 532.24 feet;

thence North 88 degrees 42 minutes 39 seconds East, along the South Line of Deed Record 2013-21488 to an Iron Rebar with Cap Zeigler at the Northeast corner of Deed Record 2026-05533 and the Northwest Corner of Deed Record 2026-05443, a distance of 248.66 feet;

thence South 00 degrees 42 minutes 53 seconds East, along the West line of Deed Record 2026-05443 to the Southwest corner of said Deed Record 2026-05443 and the Northwest corner of Deed Record 2022-16587, a distance of 329.02 feet;

thence North 88 degrees 57 minutes 48 seconds East, along the South line of Deed Record 2026-05443, to the Southeast corner of said Deed Record 2026-05443 and the Northeast corner of Deed Record 2022-16587 also being on said East Line of the Southeast Quarter of Section 16, a distance of 437.92 feet;

thence South 01 degrees 00 minutes 20 seconds East, along said East Line of the Southeast Quarter of Section 16, a distance of 139.93 feet, to the POINT OF BEGINNING;

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

1. Development project Overview

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

The need for this development was caused by Indiana Department Of Transportation and Elkhart County Commissioners closing the intersection of US Highway 20 and County Road 37 Intersection. This is being done to help facilitate the 4 lane improvements of US 20 past State Road 13. Along with the realignment of CR 22 and CR 37 intersection by Elkhart County. Causing a Right of Way take from the existing Outpost storage and sales Lot

Lot 1 will be used for livestock pasture. Along with the need for camper inventory over flow storage for Outpost RV located immediately across County Road 37. The need for this is being caused by the INDOT Right of Way take and the Cul-de-Sac being placed at CR37 & US 20. ALL sales will continue to be at the current Outpost RV sales and repair store at 12974 US Highway.

Lot 2 has an existing Residential home, which at the present is used by the owners family for the forseen time. The lot is combining 2 parcels enlarging it to 1.15 acres.

This development will maintain the existing use of LOT 2 the area.

LOT 1 Shall be a mixed use of pasture and buffered dust free camper inventory sytorage lot.

Land Use

Lot 1

Existing Developed – limestone drive 1100 ft², 1%

Open area – Grass & pasture 177000 ft², 99 %

Lot 2

Existing Developed – Drive and home 3800 ft², 1%

Open area – 46000 ft², 99%

Total:

Existing improvements – 22898 ft², 17%

Open area – 253894 ft², 83%

2. Development Project Details

There is an existing Residential Home occupied by members of the Schrock family on Lot 2.

Lot 1 is pasture with a limestone drive entrance on CR 37

Both Lots, will access by existing drives to County Road 37.

The lot 1 entrance will be used by employees and contracted camper drop off business. Hours will be the same as the Outpost RV. Currently Outpost is open on weekdays, approximately 9 am to 4:30 pm, Saturday 9am to 12 pm and closed on Sunday.

The business currently staffs between 5 and 10 employees.

We are estimating an average of 5 to 8 trips a day to the Lot 1 storage lot.

The parking area is surfaced as dust free gravel, limestone or rap

An unlighted entrance sign may be needed of approximately 4 sqft feet at the roadside

Campers will be stored outside and there will be no sales displays.

Outdoor lighting is being contemplated if necessary for security. Any lighting will be directed down and into the lot. It will meet county and staff requirements.

3. Deviations from the Zoning Ordinance Standards

Lot 1 has less than 100 feet of frontage.

4. Water & Sanitary Systems

Each Lot 2 is served by existing Middlebury water and onsite sanitary septic system..

As only a Storage shed of approximately 200 sqft is proposed on Lot 1. No septic and well are proposed. Sanitary facilities will be available in the office across CR 37.

5. Soils

Soil Borings are in process by a licensed soil scientist

Soils are mapped: BtxA, and BtxC.

See soil borings for SHWT.

6. Traffic

The development will have no impact on existing traffic.

Speed Limit will be 35 MPH per Highway, Drives can be lined up due to location of house and existing Outpost Drive. A modified Type 6 Drive using a 12' drive width.

Sight distance for proposed/existing drive: 450'± S to intersection, 300'+ - to proposed Cul-de-sac

TIVE attached.

7. Stormwater

Less than 1 acre is/will be disturbed

8. Buffers & Green Area

Buffers shall be planted with Norway Spruce or equivalent conifer trees. And spaced 10' to 12' in a zig zag pattern. A suitable lawn type grass shall be planted along the storage lot and treed buffer area. A suitable pasture grass will be used in the area being used for livestock grazing.



DATE: August 25, 2026

TO: Plan Commission

FROM: Jason Auvil, Zoning Administrator

SUB: Minor Change / Site Plan Amendment

Branden Woodward from DJ Construction, representing Elkhart County 4-H & Agricultural Exposition, Inc. is requesting a minor change to the site plan for the Elkhart County 4-H & Agricultural Expo DPUD, on property located at 17746 CR 34, approved on December 16, 2019 (PC 2019-36).

The request is to amend the DPUD site plan by constructing a new 46,760 ft² building, which is 13.65% of the existing buildings footprint area and requires a minor change request.

Attached is the proposed site plan and minor change request email.

Staff recommends approval of this minor change request.

This minor change staff request will be on the September 10, 2026, Plan Commission agenda.



Outlook

Elkhart County 4H Minor Change Request

From Branden Woodward <bwoodward@djconstruction.com>

Date Wed 8/19/2026 11:47 AM

To H. Jason Auvil <HJAuvil@elkhartcounty.com>

Cc Cullen Stanger <cstanger@djconstruction.com>

You don't often get email from bwoodward@djconstruction.com. [Learn why this is important](#)

Caution! This message was sent from outside your organization.

Good afternoon Jason, following up on our conversation this morning. This is the email requesting our minor change request. Our building is 46,760 sq ft per the site plan and is 13.65% of the buildings. If you need any additional information, please let me know. The health department signed off when I was there this morning.

Thanks,

Branden Woodward | DJ Construction

Project Engineer

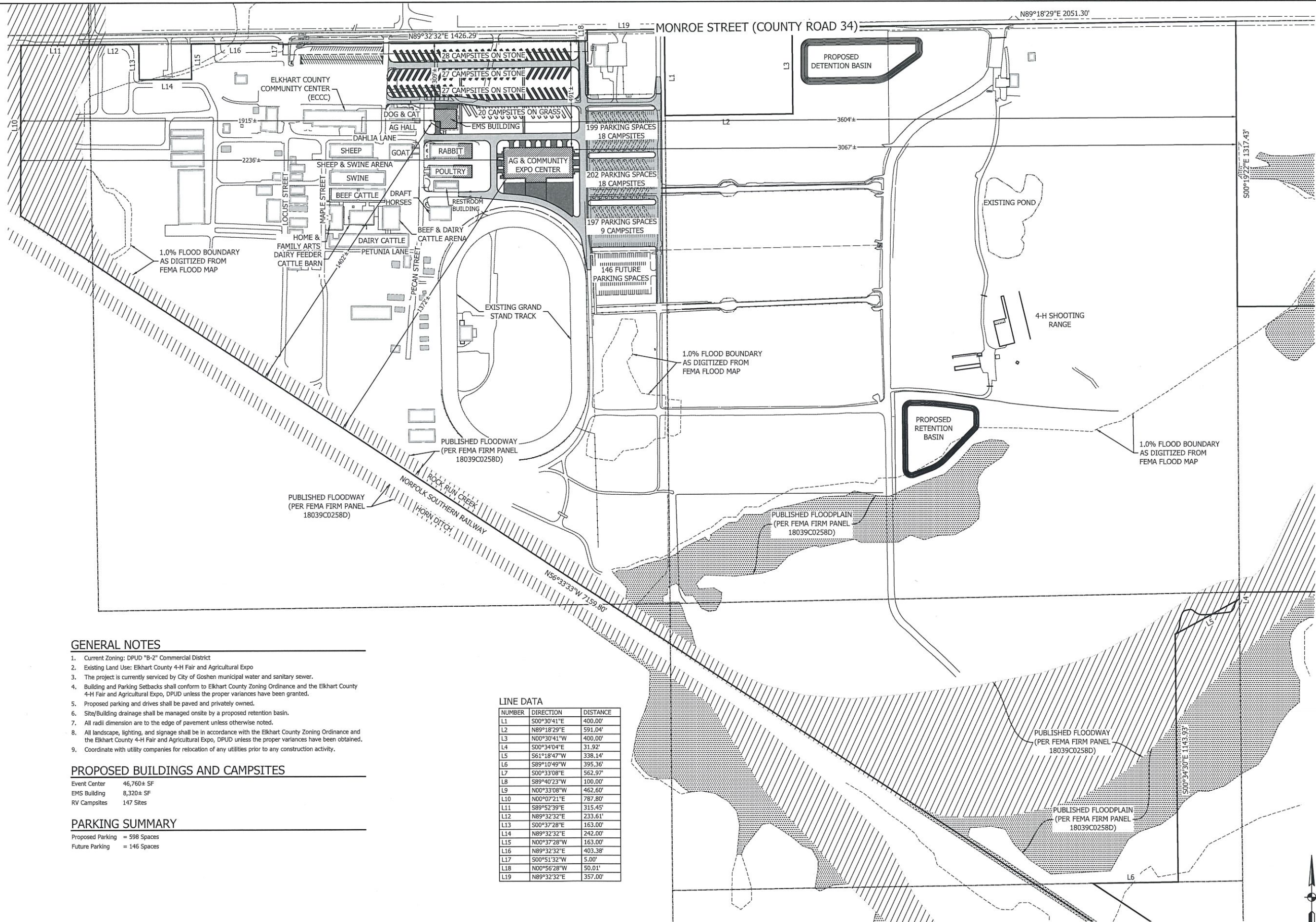
A 3414 Elkhart Road, Goshen, IN 46526

A 4798 Campus Drive, Suite 120, Kalamazoo, MI 49008

P 574-533-1645 **P** 269-557-1645 **M** 906-361-6393

E bwoodward@djconstruction.com **W** www.djconstruction.com

C:\PROJECTS\2026\26-0483 ELKHART COUNTY FAIRGROUNDS - 2026 VARIOUS PROJECTS\20 CIVIL\24 CAD\PLANS\26-0483 SITE.DWG CLD ROBERT MOREHOUSE 7.21.2026 8:44 AM



GENERAL NOTES

1. Current Zoning: DPUD "B-2" Commercial District
2. Existing Land Use: Elkhart County 4-H Fair and Agricultural Expo
3. The project is currently serviced by City of Goshen municipal water and sanitary sewer.
4. Building and Parking Setbacks shall conform to Elkhart County Zoning Ordinance and the Elkhart County 4-H Fair and Agricultural Expo, DPUD unless the proper variances have been granted.
5. Proposed parking and drives shall be paved and privately owned.
6. Site/Building drainage shall be managed onsite by a proposed retention basin.
7. All radii dimension are to the edge of pavement unless otherwise noted.
8. All landscape, lighting, and signage shall be in accordance with the Elkhart County Zoning Ordinance and the Elkhart County 4-H Fair and Agricultural Expo, DPUD unless the proper variances have been obtained.
9. Coordinate with utility companies for relocation of any utilities prior to any construction activity.

PROPOSED BUILDINGS AND CAMPSITES

Event Center 46,760± SF
EMS Building 8,320± SF
RV Campsites 147 Sites

PARKING SUMMARY

Proposed Parking = 598 Spaces
Future Parking = 146 Spaces

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S00°30'41"E	400.00'
L2	N89°18'29"E	591.04'
L3	N00°30'41"W	400.00'
L4	S00°34'04"E	31.92'
L5	S61°18'47"W	338.14'
L6	S89°10'49"W	395.36'
L7	S00°33'08"E	562.97'
L8	S89°40'23"W	100.00'
L9	N00°33'08"W	462.60'
L10	N00°07'21"E	787.80'
L11	S89°52'39"E	315.45'
L12	N89°32'32"E	233.61'
L13	S00°37'28"E	163.00'
L14	N89°32'32"E	242.00'
L15	N00°37'28"W	163.00'
L16	N89°32'32"E	403.38'
L17	S00°51'32"W	5.00'
L18	N00°56'28"W	50.01'
L19	N89°32'32"E	357.00'

ELKHART COUNTY 4-H FAIRGROUNDS

ELKHART COUNTY 4-H FAIRGROUNDS 2026 VARIOUS PROJECTS

17746-D COUNTY ROAD 34, GOSHEN, IN 46528

OVERALL SITE DEVELOPMENT PLAN



ISSUE DATE: 07-20-2026
PM: BEM QA: GC:

ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24"x36". USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.

PROJECT NO: 26-0483

C1.0

ABONMARCHÉ

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

Surveying
Engineering
Architecture

ABONMARCHÉ CONSULTANTS, INC.

© 2026

TO: Plan Commission

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

SUB: Approvals of Plan Commission Recommendations

The following petition was **APPROVED** at the August 4th, 2026, Town Council of Wakarusa meeting:

- Petitioner: JB Martin Properties, LLC represented by Zimmerman's Construction, LLC & Creative Design, Inc.
Petition: for an amendment to an existing PUD M-1 known as **CLAYRIDGE SQUARE SECOND PUD LOT 3** to add a storage building.
Location: north side on Nelson Parkway, 430 ft. west of SR 19, common address of 904 Nelsons Pkwy, Wakarusa, IN 46573 in Olive Township. (DPUD-0322)
Plan Commission Vote: Yes: 7; No: 0; Absent: 1 Abstain: 1
Remonstrators Present: No
Development Issues: There are drainage concerns for lot 3 and the whole Clayridge Square PUD development. The Plan Commission submitted the following condition as part of recommendation of **APPROVAL**: A detailed drainage plan be submitted to the Elkhart County Surveyor and to the Town of Wakarusa prior to construction.

The following petition was **WITHDRAWN** at the August 6th, 2026, Town Council of Bristol meeting:

- Petitioner: Ronald L. & Jane M. Kauffman Trustees Life Estate & Barbara Christine Trustee of the Barbara Christine Wilhelm Lifetime Family Trust represented by Jones Petrie Rafinski
Petition: for a zone map change from A-1 & M-1 to DPUD M-1 and for primary approval of 2 lot minor subdivision to be known as **BRISTOL INNOVATION PARK DPUD**.
Location: several properties on the north & south sides of CR 23 between S. Division St. (SR 15) & CR 19, north of CR 14, in Washington Township. (DPUD-0340-2026)
Plan Commission Vote: Yes: 7; No: 2; Absent: 0
Remonstrators Present: Yes
Development Issues: There were many concerns including water use, energy use, environmental factors including water & air pollution, human health impacts, animal health & habitat impacts, utility costs, noise, traffic, lighting, and loss of property values.



The following petition was **APPROVED** at the August 17th, 2026, Elkhart County Commissioners' meeting:

1. Petitioner: W & J LLC (Seller) & Deep Petroleum, Inc. (Buyer) represented by Surveying & Mapping, LLC
 Petition: for a zone map change from A-1 & B-1 to GPUD B-3 to be known as **58640 STATE ROAD 15 GPUD B-3**.
 Location: east side of SR 15, 950 ft. south of CR 20, common address of 58640 SR 15, Goshen, IN 46528 in Jefferson Township. (GPUD-0335-2026)
 Plan Commission Vote: Yes: 8; No: 0 Absent: 1
 Remonstrators Present: Yes
 Development Issues: There were concerns about safety, traffic, noise, lighting, and loss of property values.