

AGENDA

ELKHART COUNTY PLAN COMMISSION

July 11, 2024
9:30A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd STREET, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 13th day of June 2024.

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

VACATION

9:30 A.M.

- A. Petitioner: Martin T. Moser & Faith R. Moser Husband & Wife (page 7)
represented by Abonmarche Consultants
Petition: for the vacation of a portion of an east/west county right-of-way known as CR 152 and for a vacation of a portion of a north/south county right-of-way known as CR 143.
Location: east of CR 43 and north of US 6, in Benton Township. (VRW-0379-2024)

PRIMARY MAJOR SUBDIVISION

- B. Petitioner: Edgar W. Miller & Phyllis K. Miller (page 8)
represented by Jones Petrie Rafinski
Petition: for primary approval of an 8-lot major subdivision to be known as **STONE MILLER BUSINESS PARK**.
Location: north side of CR 2, 2,105 ft. east of SR 13, in York Township. (MA-0338-2024)

REZONING

- C. Petitioner: Robert L. Reed & Tane L. Reed, Husband & Wife (page 9)
Petition: for a zone map change from B-3 and A-1 to A-1.
Location: west side of SR 15, 3,270 ft. north of CR 24, common address of 58977 SR 15 in Jefferson Township. (RZ-0324-2024)

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENT

- D. Petitioner: G L Clark Inc. (page 10)
 represented by Wightman
- Petition: for an amendment to an existing DPUD M-2 known as **GL CLARK PARK DPUD M-2** for a new building.
- Location: east side of SR 19, 2,420 ft. north of CR 42, common address of 66540 SR 19 in Harrison Township. (DPUD-0373-2024)

DETAILED PLANNED UNIT DEVELOPMENT

- E. Petitioner: Albert Reasonover & Carmen E. Reasonover, Husband & Wife (page 11)
 represented by Wightman
- Petition: for a zone map change from R-1 and B-1 to DPUD R-2 and for primary approval of a 5-lot major subdivision to be known as **REASONOVER’S ASH ROAD SUBDIVISION**.
- Location: east side of Ash Rd., 950 ft. north of Old US 33, common address of 56974 Ash Rd. in Baugo Township. (DPUD-0277-2024)

- F. Petitioner: Mitch Hawkins (page 12)
 represented by Jones Petrie Rafinski
- Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval a 1-lot minor subdivision to be known as **HAWKINS DETAILED PLANNED UNIT DEVELOPMENT**.
- Location: west side of SR 13, 3,450 ft. south of SR 120, common address of 53829 SR 13 in York Township. (DPUD-0381-2024)

- G. Petitioner: North Trace RV Resort LLC (page 13)
 represented by Surveying and Mapping LLC
- Petition: for a zone map change from GPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as **NORTH TRACE RV RESORT DPUD B-3**.
- Location: west side of CR 29, 1,240 ft. south of CR 56, common address of 72987 CR 29 in Benton Township. (DPUD-0374-2024)

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.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday July 11, 2024, at **9:30 am** in Rooms 104, 106 & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for

the public hearing. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:30 am** on July 11, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 13TH DAY OF JUNE 2024 AT 9:30 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Roger Miller. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Danielle Richards, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Warner, Lori Snyder, Steven Clark, Roger Miller, Brian Dickerson, Brad Rogers.

Absent: Steve Edwards.

2. A motion was made and seconded (*Warner/Miller*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 9th day of May 2024, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for a zone map change from R-1/B-2 to R-1, for C. W. Peterson III on property located on the south side of Oak Dr., 250 ft. east of Ash Rd., common address of 30958 Oak Dr. in Cleveland Township, zoned B-2, R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0294-2024*.

No petitioner was present.

There were no remonstrators present.

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

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1/B-2 to R-1 be approved in accordance with the Staff Analysis.

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

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

5. The application for a zone map change from B-3 to B-2, for Custom Art Gallery, LLC on property located on the northeast side of US 33, 990 ft. south of Concord Mall Dr./Sunnyside Ave.,

common address of 23957 US 33 in Concord Township, zoned B-3, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0306-2024*.

Daisy Wild, 23957 US HWY 33, Elkhart, was present as the owner of Juicy Tattoo. She stated she has owned the business for over 6 years and would like to set up part of the shop as an apartment.

There were no remonstrators present.

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

Mr. Rogers asked staff if a residence is allowed in this zone. Mrs. Kratzer stated the purpose of the rezoning is to allow for a business and a residence.

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

Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from B-3 to B-2 be approved in accordance with the Staff Analysis.

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

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

6. The application for a zone map change from B-3, PUD B-3, R-1 to B-3, for JMS Property Management, LLC on property located on the south side of Toledo Rd. 1,035 ft. east of Goshen Ave (CR 16), common address of 1675 Toledo Rd. in Concord Township, zoned B-3, PUD B-3, R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0310-2024*.

James Miller, 1675 Toledo Rd., Elkhart, was present as the owner. He stated the purpose of this petition is to clean up the property's zoning. He also mentioned that part of the property is used for his landscape and lawn care business. He stated that he will be putting up a fence for outdoor storage on the property.

Danny Dean presented a letter from the City of Elkhart, [*Attached to file as Staff Exhibit #1*], requesting that within 90 days of approval of the Zone Map change by the Board of County Commissioners, the applicant will apply for and receive a driveway permit from the City of Elkhart and begin construction on proper driveways on the subject property.

Brian Dickerson mentioned that he owns a neighboring property and has not noticed any gravel on Toledo Rd. He also stated that he didn't see any damage to the road or notice any gravel hitting his truck. He suggested that being part of the county might create a less restrictive government environment. Mr. Dickerson stated he would not be in support of requiring a driveway permit. Mr. Clark agreed with Mr. Dickerson. Mr. Warner noted the letter from the city did not state any complaints or issues.

There were no remonstrators present.

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

the motion was carried with a unanimous vote.

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

Motion: Action: Approve, **Moved by** Brian Dickerson, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from B-3, PUD B-3, R-1 to B-3 be approved in accordance with the Staff Analysis with no commitment.

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

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

7. The application for a zone map change from R-1/R-2 to B-2, for Able Medical, LLC (Buyer) Beacon Medical Group Inc. (Seller) on property located on the west side of Elkhart St. (CR 3) 625 ft. north of CR 40, common address of 207 North Elkhart St. in Olive Township, zoned R-1 & B-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0315-2024*. Mr. Dean suggested the property be rezoned to B-1, since medical offices are allowed in the lower zone.

Arianna Shankle, 55945 Windwood Dr., Osceola, was present representing this petition as a partial owner. She stated they would like to reopen the medical clinic. She confirmed that she was aware staff has recommended change B-2 to B-1.

Cheryl Recksteiner, 106 W. Sycamore St., Wakarusa, was present with a question. She was asking if they will demo the building or just reopen it.

Mrs. Shankle came back on and stated there would be no remodeling on the outside of the building. She stated they are hopeful to be able to remodel the interior.

There were no remonstrators present.

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

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Phil Barker that the Advisory Plan Commission recommend to the Wakarusa Town Council that this request for a zone map change from R-1/R-2 to B-1 be approved in accordance with the Staff Analysis.

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

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

8. The application for an amendment to an existing DPUD R-1 known as ABEL ESTATES DPUD to allow for an additional building, for Charles R. Roeder & Kristin M. Roeder, Husband & Wife represented by Martin Brothers Contracting, on property located on the north end of Abel Dr., 1,000 ft. north of east Waterford St., west of SR 19, common address of 200 Abel Dr. in Olive

Township, zoned DPUD R-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0301-2024*.

Jeff Martin, Martin Brothers Contracting, 26262 CR 40, Goshen, was present representing the petitioner. He explained the recreation center was being built for their family and friends to enjoy.

There were no remonstrators present.

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

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

Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Phil Barker that the Advisory Plan Commission recommend to the Wakarusa Town Council that this request for an amendment to an existing DPUD R-1 known as ABEL ESTATES DPUD to allow for an additional building be approved in accordance with the Staff Analysis.

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

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

9. The application for a zone map change from A-1 to DPUD B-3 & DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as ROBERTS DPUD, for Gary L. Roberts & Frances M. Roberts, Husband & Wife represented by Surveying and Mapping LLC, on property located on the southeast corner of CR 10 & CR 6, common address of 29829 CR 10 in Cleveland Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0293-2024*.

Debera Hughes, Surveying and Mapping LLC, 2810 Dexter Dr. Elkhart, was present representing the petitioner. She clarified that the outlined map did include the corner parcel, but she specified that the DPUD (Development Plan Unit Development) does not cover the corner parcel. She explained that the plan indicates the boundary of the DPUD. She elaborated that the existing residential property is currently zoned A-1, and the proposal is to divide the property into 2 lots. Mrs. Hughes further explained that the existing home would remain on lot 1 and would keep its A-1 zoning. She noted the storage buildings will be on lot 2, which will be zoned as a B-3 DPUD. She also clarified that a DPUD restricts the use of what is shown on the plan and pointed out that the gravel area on the property will be used for outside storage. She emphasized that this location is the owner's residence, and they would like to utilize part of their property for commercial use. She went on to say that the property has a total of 5.3 acres. She stated this will be a low-intensity use with shielded, down-cast lighting. She explained the commercial driveway will access CR 6 at the far east end of the property. She indicated the operating hours will be 7 A.M. to 9 P.M., 7 days a week. She further stated the facility would be accessed with a keypad. She stated traffic flow would be approximately 10 cars and 2 box trucks per day. She indicated where the signs would go. She stated there is one deviation from the zoning standard, they require 120 ft. setback and we are asking for 110 ft. from the centerline of the right-of-way rather than 120 ft. and an 8 ft. maximum height on a monument sign. Brad Rogers

asked if the outside storage will be shielded. Mrs. Hughes indicated there will be a 6 ft. tall privacy fence with barbed wire at the top for security. Mr. Miller asked about the lighting. Mrs. Hughes stated there will be outside lighting on the buildings that will be shielded, so they shine downward and not outward towards the residences. Mr. Dickerson asked about the eastern border of the property where the drainage and utility easement is located. Mr. Dickerson asked if there will be landscape buffering there. Mrs. Hughes explained there would be a landscape buffer along the east and south sides of the property located inside the fence. She stated the utility company will allow short landscaping up to 20 ft. high in the easement. Mrs. Hughes indicated on the map where the utility easement would be located on the property. Mr. Miller stated he noticed the request included a chain link fence with barbed wire and privacy slats, that will be removed during phase 2. Mrs. Hughes stated the fence will be placed around the entire perimeter in phase 1. Mr. Miller asked if the privacy fence will be removed when phase 2 is started.

John McCollough, McCollough Scholten Construction, Inc. located at 2112 Aeroplex Dr., Elkhart, was present as the contractor for this project. He explained that only a part of the privacy fence would be removed, specifically the portion located on the far southeast building where a new building will be installed.

Mr. Dickerson mentioned that Mrs. Hughes previously indicated that this area will eventually be used for commercial purposes. However, Mr. Dickerson pointed out that the area is currently not zoned for commercial use and asked for clarification on why it would be considered commercial over residential. Mrs. Hughes came back on and explained that the property is located at a major intersection and that there are plans to widen CR 6 into 4 to 5 lanes. She also mentioned that the comprehensive plan includes provisions for commercial development along this corridor. Mrs. Hughes further explained that the property is restricted by a DPUD, which means that nothing can be proposed or built without a complete DPUD application. Mr. Dickerson raised concerns about the impact of the corridor expansion on the residents to the east. Mrs. Hughes acknowledged that the property could be impacted and mentioned that they are dedicating 75 ft. of right-of-way from the center line, as the county is currently designing the corridor. Mr. Miller noted that the proposed building would be closer to the setback limit by 10 ft. and inquired whether this would be impacted by the road expansion. Mrs. Hughes clarified that it would not be impacted, as the owner has agreed to donate the additional right-of-way.

Joanne Rose, 29660 CR 6, Elkhart, was present in remonstrance. She explained that she is worried about the outside storage. Mrs. Rose inquired about the specific items that would be allowed in the outside storage area. She mentioned that there is currently a couch and a motorhome sitting in the yard, and asked if the outside storage area would be cement. Mrs. Snyder explained that the zoning regulations are stringent, known as a DPUD, and that they have various requirements to meet.

Harold Rose, 29660 CR 6, Elkhart, was present in remonstrance. He stated he purchased his property in 1962 to build a home. He stated the petitioners have cars and outside storage now. He went on to state that the water table is very high in this area and that his basement has flooded many times. Mrs. Snyder stated the zoning they are requesting is very specific. Mr. Rose stated the request is a B-3 general business zone. Mrs. Snyder corrected Mr. Rose and stated this will be a DPUD. Mr. Rose went on to describe the area when he first purchased his property. He stated his concerns with the traffic in the area. Mr. Rose restated he was opposed to this project due to the surrounding area previously being farmland.

Michelle Negoita, 29740 CR 10, Elkhart, was present in remonstrance. She stated concerns

with the traffic increasing in the area. She asked for copies of the documents of the plan being presented. Mrs. Negoita pointed out some items out of the ordinance such as production of, traffic, noise, smoke, fumes, and odors. She indicated the vibration of homes due to the heavy-duty traffic.

Debra Hughes stated that all storage items outside of the house will be moved to the new facility. She mentioned that the couch, which is left over from a garage sale, has a "free" sign on it. She explained that it is the owner's decision to meet the demand for a storage unit business. Mrs. Hughes also mentioned that the traffic in the area makes it a good location for a business. She restated there would be no commercial access on CR 10.

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

Dickerson noted he lived close by and there is a little league field west of this. He mentioned they have 100 times more traffic than this will have. He noted that traffic is a problem in this area. Mrs. Snyder stated it is one of the less intense uses for this property.

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

Motion: Action: Approve, **Moved by** Steven Clark, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from A-1 to DPUD B-3 & DPUD A-1 and for primary approval of a 2-lot minor subdivision to be known as ROBERTS DPUD be approved in accordance with the Staff Analysis.

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

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

10. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil reported that on April 9, 2024 the Town Council of Wakarusa meeting approved a rezoning.

11. Danny Dean presented the minor change for a signage deviation for Elkhart East Area D Phase 4 Lot 15 A.

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

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a minor change for a signage deviation for Elkhart East Area D Phase 4 Lot 15 A be approved in accordance with the Staff Analysis.

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

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

A motion was made and seconded (*Miller/Dickerson*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:35 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Lori Snyder, Chairman

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: VRW-0379-2024.

Existing Zoning: A-1.

Petition: for the vacation of a portion of an east/west county right-of-way known as CR 152 and for a vacation of a portion of a north/south county right-of-way known as CR 143.

Petitioner: Martin T. Moser & Faith R. Moser Husband & Wife, represented by Abonmarche Consultants.

Location: east of CR 43 and north of US 6, in Benton 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 | Unimproved right-of-way |
| North | A-1 | Vacant |
| South | A-1 | Residential/Vacant |
| East | A-1 | Vacant |
| West | A-1 | Vacant |

Site Description: The proposed vacation area is for an unimproved right-of-way between residential and agricultural properties.

History and General Notes:

- None.

Staff Analysis: The purpose of this vacation petition is to allow the adjacent property owner ownership of this unimproved right-of-way that they have been maintaining.

Plan Commission Staff Report (Continued)

Hearing Date: July 11, 2024

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

1. The vacation will not hinder the growth or orderly development of Elkhart County. The right-of-way is in an open rural area, unimproved, and is not critical for future development of the county.
2. The vacation will not make access to private properties by means of a public way difficult or inconvenient. All parcels, but one, already have a lot of road frontage on existing maintained roads.
3. The vacation will not hinder the public's access to a church, school, or other public building because it is not adjacent to and does not give access to a church, school, or other public building.
4. The vacation will not hinder the use of other public ways located in the area. The proposed vacation area does not provide access to other public ways.

VRW-0379-2024

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

Vacation of Right of Way - Vacation of Right of Way

Date: 06/03/2024 Meeting Date: July 11, 2024 Transaction #: VRW-0379-2024
Plan Commission Hearing (Rezoning)

Description: for the vacation of the portion east/west on CR 152 and for a vacation of the portion north/south on CR 143 in Syracuse

| | | |
|--|--|--|
| Contacts: <u>Applicant</u> | <u>Petitioner</u> | <u>Private Surveyor</u> |
| Abonmarche Consultants 315 W. Jefferson Blvd. South Bend, IN 46601 | Martin T. & Faith R. Moser H & W 1681 W. Union St. Ligonier, IN 46767 | Abonmarche Consultants 315 W. Jefferson Blvd. South Bend, IN 46601 |

| | |
|--|---|
| Site Address: 00000 County Road 43 SYRACUSE, IN 46567 | Parcel Number: 20-16-25-300-001.000-003 |
|--|---|

Township: Benton
Location: CORNER OF CR 152 AND CORNER OF 143

Subdivision: Lot #


Lot Area: Frontage: Depth:

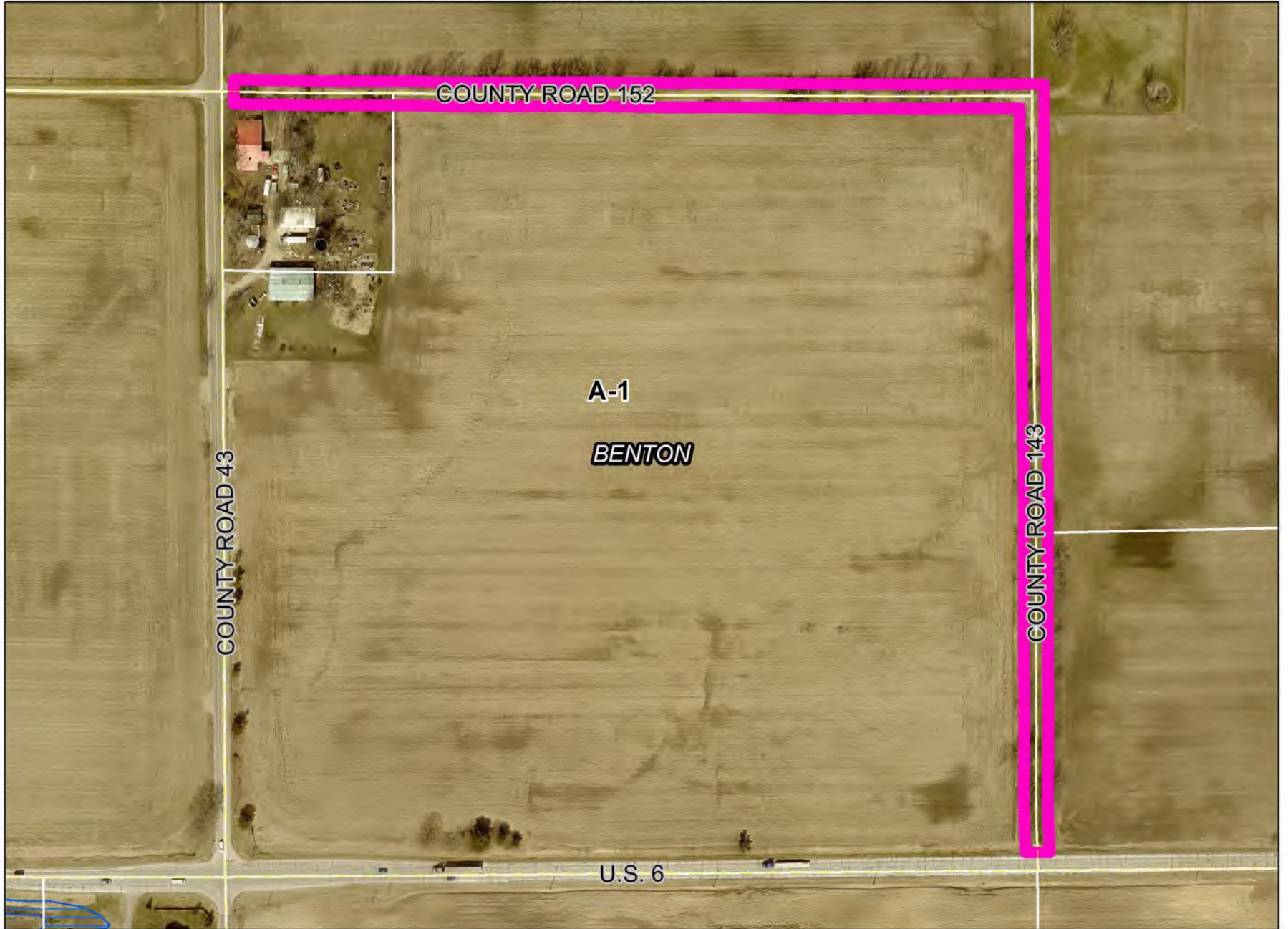
Zoning: A-1 NPO List:

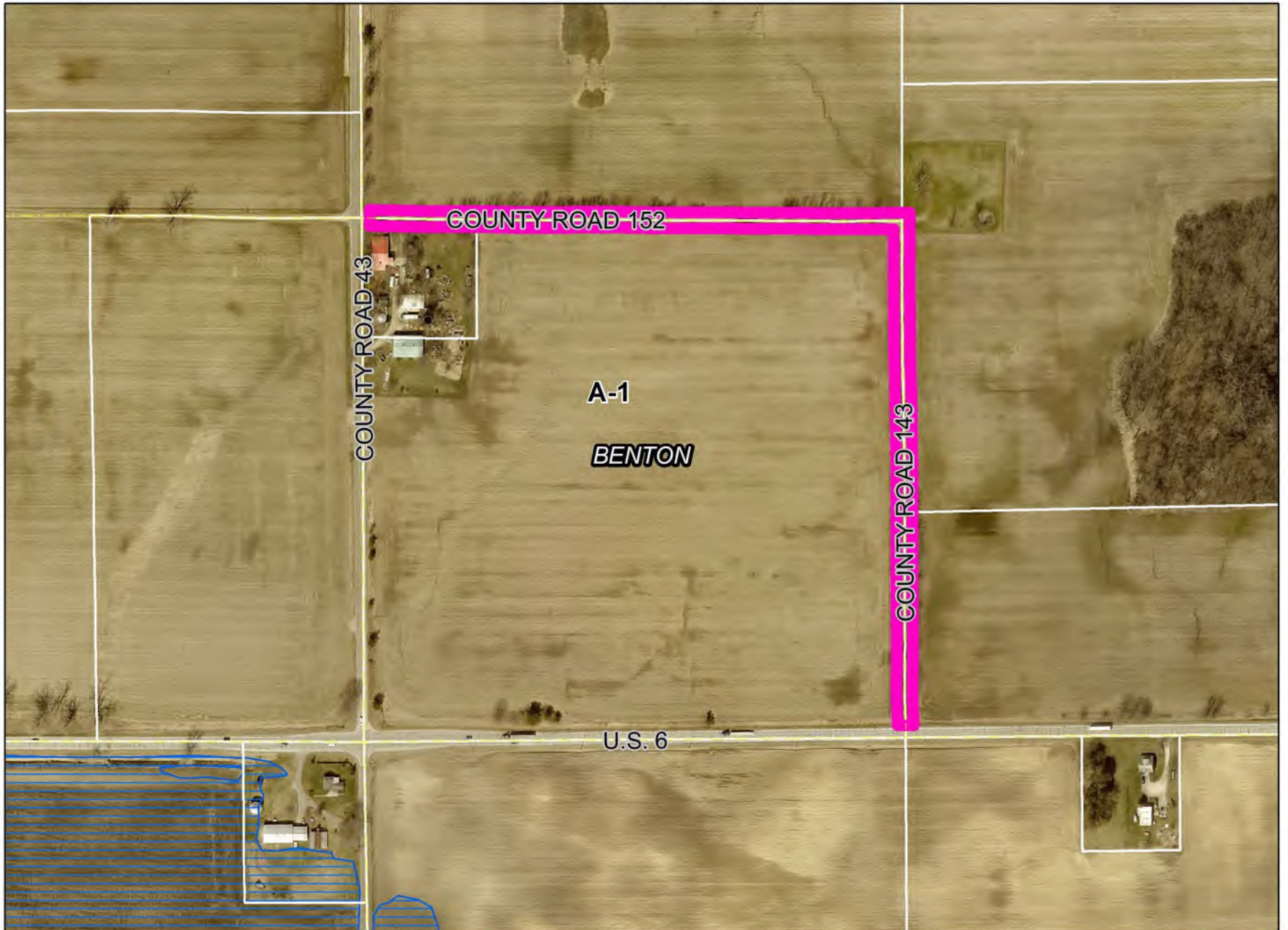
Present Use of Property:

Legal Description:

Comments:

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







COUNTY ROAD 152

COUNTY ROAD 43

A-1

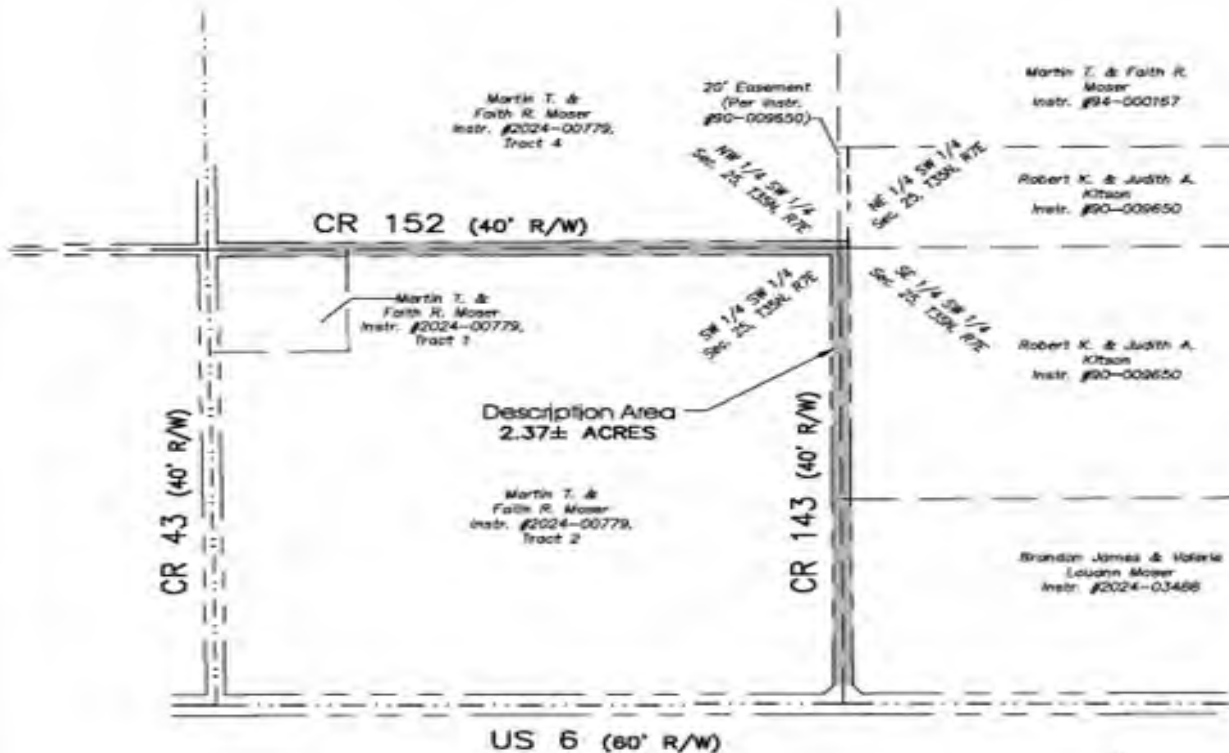
BENTON

COUNTY ROAD 143

U.S. 6

EXHIBIT B

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 35 NORTH, RANGE 7 EAST, BENTON TOWNSHIP,
ELKHART COUNTY, INDIANA



VACATION SKETCH CR 152 AND CR 143

ABONMARCHE

315 West Jefferson Blvd.
South Bend, IN 46601
T 574.252.8700
F 574.251.4440
abonmarche.com

Battle Creek
Benton Harbor
Valparaiso
South Haven

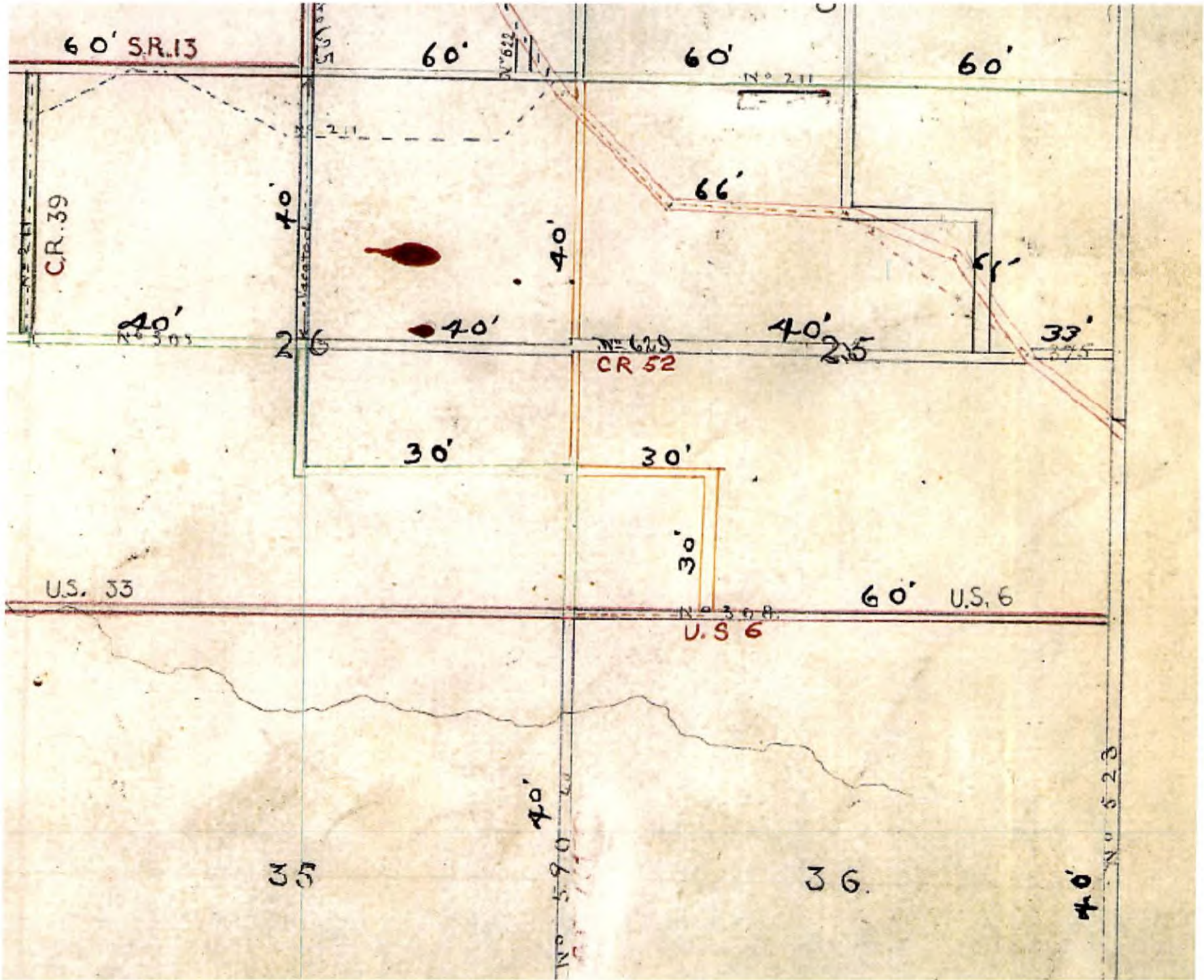
Goshen
Hobart
Lafayette
South Bend

COPYRIGHT 2024, ABONMARCHE CONSULTANTS, INC.

Professional Architecture, Land Surveying

DATE: 06/30/2024 ACI JOB #: 23-0853

SHT: 1 of 1



910

This is an unimproved road
1/4 mi. N. Lt Turns W. into h&s road

915

JACOB S. MOATS

| FED ROAD DISTRICT NO | STATE | F.A. PROJ. NO | FISCAL YEAR | SHEET NO | TOTAL SHEETS |
|----------------------|-------|---------------|-------------|----------|--------------|
| 7 | IND | 210 | 1931 | 14 | 237 |

STRUCTURE NO 42
30' of 15" Pipe Req'd
Const "L" Headwalls

TYPE "D"

Stubble-Field

Sec "B"

Corn Field

920

Approx. Pl.

Public Road (Gravel)

Approximate Location of

Stone or
20 Cu Yds. of Gravel req'd.
for metal surfaced road
approach on left
Stubble Field
Rev. 11-4-31

JACOB S. MOATS

P.C. 917+87.6
Paper Relocation
P.C. 917+88.0

475.60 R. 6 Apple
198.21 R. 6 Elm
100.00 R. Apple

Garden
Apple Orchard
6 Concrete
100.00 R. 12 Maple
102.31 R. 12 Maple



P.C. 917+88.0 (W.H.)



P.O.S.T. 918+83.2
(W.H.)

Elev. 522.43
VC = 300

+2.204%

Elev. 524.00
VC = 300

520

EXHIBIT A

VACATION DESCRIPTION

A THIRTY-FOOT-WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 7 EAST, BENTON TOWNSHIP, ELKHART COUNTY, INDIANA, AND BEING COMMONLY KNOWN AS COUNTY ROAD 152, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 43 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE EASTERLY, ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED, TO A POINT LYING 15 FEET EASTERLY OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, AND BEING THE POINT OF TERMINUS OF SAID CENTERLINE.

BOUNDED ON THE WEST END BY ELONGATING OR SHORTENING THE SIDELINES OF SAID THIRTY-FOOT-WIDE STRIP OF LAND TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 43.

CONTAINING 0.91 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS:

MARTIN T. AND FAITH R. MOSER, INSTRUMENT NUMBER 2024-00779, TRACT 1, 2, & 4.
ROBERT K. AND JUDITH A. KITSON, INSTRUMENT NUMBER 90-009650

ALSO,

A THIRTY-FOOT-WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 7 EAST, BENTON TOWNSHIP, ELKHART COUNTY, INDIANA, AND BEING COMMONLY KNOWN AS COUNTY ROAD 143, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 6 (AS SHOWN ON SHEET 14 OF 237 OF FEDERAL AID PROJECT 210, LINE A, FISCAL YEAR 1931) AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTHERLY, ALONG SAID EAST LINE, TO A POINT LYING 15 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, AND BEING THE POINT OF TERMINUS OF SAID CENTERLINE.

BOUNDED ON THE SOUTH END BY ELONGATING OR SHORTENING THE SIDELINES OF SAID THIRTY-FOOT-WIDE STRIP OF LAND TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNITED STATES HIGHWAY 6.
BOUNDED ON THE NORTH END BY ELONGATING OR SHORTENING THE SIDELINES OF SAID THIRTY-FOOT-WIDE STRIP OF LAND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 152.

CONTAINING 0.91 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS:

ROBERT K. AND JUDITH A. KITSON, INSTRUMENT NUMBER 90-009650
MARTIN T. AND FAITH R. MOSER, INSTRUMENT NUMBER 2024-00779, TRACT 2.
BRANDON JAMES AND VALERIE LOUANN MOSER, INSTRUMENT NUMBER 2024-03488

TOTAL VACATION DESCRIPTION (COUNTY ROAD 152 AND COUNTY ROAD 143) CONTAINING 1.82 ACRES, MORE OR LESS, AND BEING SUBJECT TO A 20 FOOT EASEMENT AS DESCRIBED IN INSTRUMENT NUMBER 90-009650, AND ANY ADDITIONAL EASEMENTS OF RECORD.

Chris Godlewski

From: Elizabeth Neuerburg
Sent: Tuesday, May 21, 2024 2:31 PM
To: Chris Godlewski
Subject: FW: Authorization

Elizabeth Neuerburg
Project Coordinator

D 574.367.5121
O 574.232.8700 ext.205
abonmarche.com

-----Original Message-----

From: Faith Moser <moserf50@gmail.com>
Sent: Tuesday, May 21, 2024 1:30 PM
To: Elizabeth Neuerburg <eneuerburg@abonmarche.com>
Subject: Authorization

This is Marty Moser and I would like Abonmarche and your team to file a petition on behalf of my wife and myself to vacate county roads located on our property.

Marty Moser
260-894-1833

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: MA-0338-2024.

Parcel Number(s): 20-04-12-400-010.000-032.

Existing Zoning: M-2.

Petition: for primary approval of an 8-lot major subdivision to be known as STONE MILLER BUSINESS PARK.

Petitioner: Edgar W. Miller & Phyllis K. Miller, represented by Jones Petrie Rafinski.

Location: north side of CR 2, 2,105 ft. east of SR 13, in York 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-2 | Vacant / Agricultural |
| North | Michigan | Vacant / Agricultural |
| South | M-2 | Manufacturing |
| East | M-2 | Vacant / Agricultural |
| West | CUID M-2 & M-1 | Manufacturing & Storage Yard |

Site Description: The subject property is 24.87 acres, is rectangular in shape, and is currently undeveloped.

History and General Notes:

- **March 6, 2000** - The Board of County Commissioners approved a zone map change from A-1 & M-2 to M-2 (PC 2000-09).
- **April 3, 2000** – The Board of County Commissioners approved an amendment to Ordinance PC 2000-09 to correct the property legal description (PC 2000-09a).

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 Subdivision Control 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

Major Subdivision - Primary

MA-0338-2024

Date: 05/13/2024

Meeting Date:

July 11, 2024

Plan Commission Hearing (Subdivision)

Transaction #:

MA-0338-2024

Description: for primary approval of an 8-lot major subdivision to be known as STONEMILLER BUSINESS PARK

Contacts: Applicant

Jones Petrie Rafinski

300 Nibco Pkwy

Elkhart, IN 465163570

Land Owner

Edgar W. & Phyllis K. Miller

13095 Anderson Rd.

White Pigeon, MI 49099

Private Surveyor

Jones Petrie Rafinski

300 Nibco Pkwy

Elkhart, IN 465163570

Site Address:

00000 Cr 2

MIDDLEBURY, IN 46540

Parcel Number:

20-04-12-400-010.000-032

Township: York

Location: NORTH SIDE OF CR 2, 2,105 FT. EAST OF SR 13

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: M-2

NPO List: 06/24/2024

Present Use of Property:

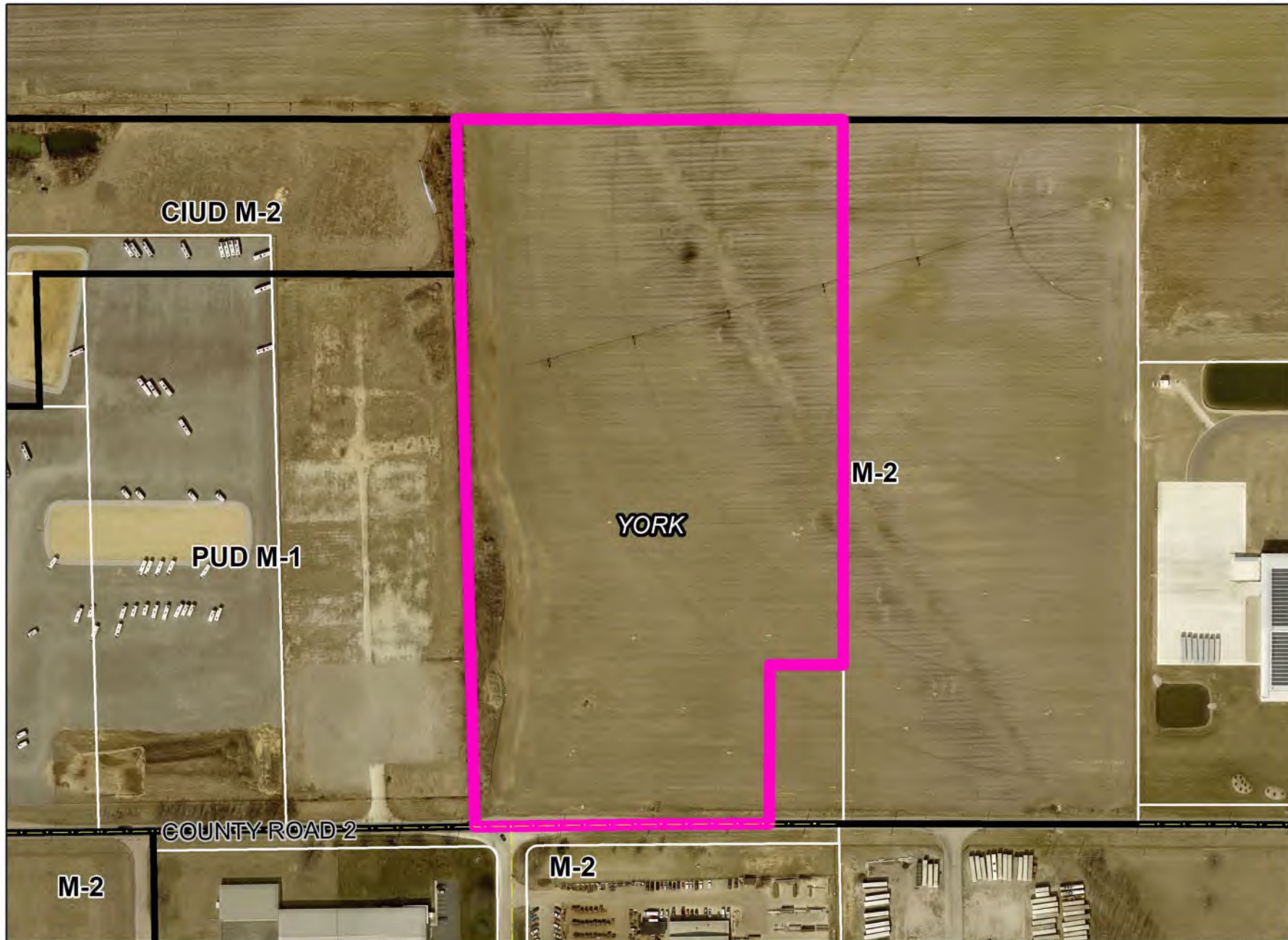
Legal Description:

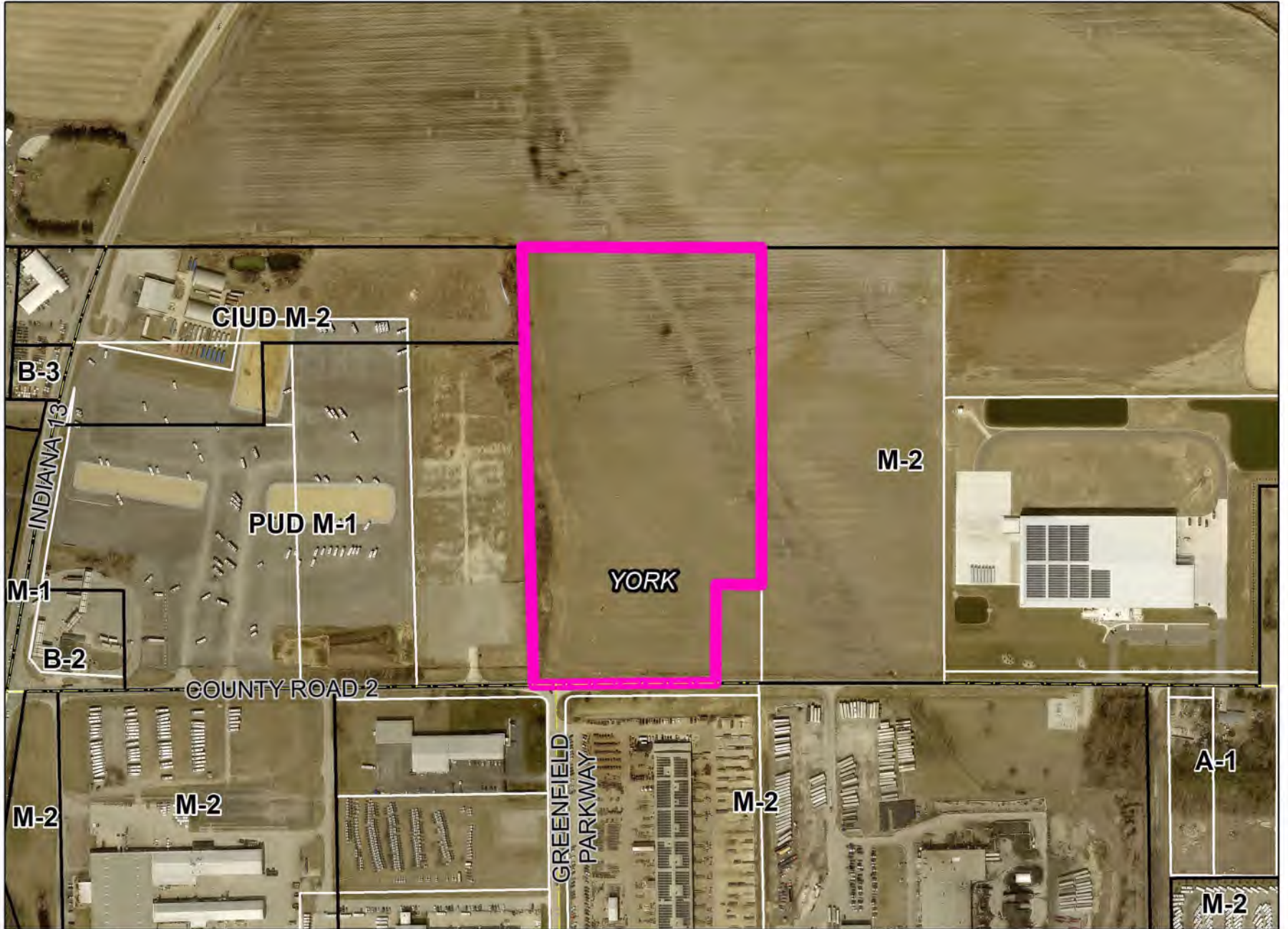
Comments: SEE APPROVED DV-0579-2016: FOR A DEVELOPMENTAL VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A CHEMICAL FEED BUILDING 15 FT. FROM 45 FT. FROM CENTERLINE OF THE RIGHT-OF-WAY (ORDINANCE REQUIRES 75 FT.)

SEE A PARCEL SPLIT FOR SUBDIVISION ON MI-0858-2020: for primary approval of a 2-lot minor subdivision to be known as LIONSHEAD MINOR SUBDIVISION & MI-1004-2020: for a secondary approval of a 2-lot minor subdivision to be known as LIONSHEAD MINOR SUBDIVISION = BOTH APPROVED

Applicant Signature:

Department Signature:







Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: RZ-0324-2024.

Parcel Number(s): 20-07-22-354-013.000-019, 20-07-27-103-015.000-019.

Existing Zoning: A-1, B-3.

Petition: for a zone map change from B-3 and A-1 to A-1.

Petitioner: Robert L. Reed & Tane L. Reed, Husband & Wife.

Location: west side of SR 15, 3,270 ft. north of CR 24, in Jefferson Township.

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

| | Zoning | Current Land Use |
|-------------------------|---------|------------------|
| Subject Property | B-3/A-1 | Residential |
| North | B-3 | Place of Worship |
| South | A-1 | Residential |
| East | A-1 | Residential |
| West | A-1 | Residential |

Site Description: The property is made up of 2 lots totaling .65 acres of the Jefferson Place Section 27 unrecorded subdivision. There is an existing residence, and the petitioner is proposing a new attached accessory structure.

History and General Notes:

- **May 15, 2024** – A Developmental Variance was granted to allow for the setback of an existing single-family residence to be closer to the centerline of the right-of-way.

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 the B-3 zoning that crosses through these 2 residential parcels and make them wholly zoned A-1.

Plan Commission Staff Report (Continued)

Hearing Date: July 11, 2024

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The comprehensive plan calls for the protection of residential land from conflicting land uses. The proposed rezoning eliminates the conflicting zoning on an otherwise residential property.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The request is in character, all of the subject property is residential in use, and will protect the future use of the property.
3. The most desirable use of the subject property is residential.
4. The request conserves property values. The proposed rezoning takes away the obsolete zoning from a portion of an established single-family neighborhood.
5. The proposed rezoning promotes responsible growth and development. The proposed zone matches the use of the property and the neighborhood. A B-3 zone is irresponsible because of its adjacency to residential zoned areas.

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

RZ-0324-2024

Date: 05/09/2024 Meeting Date: July 11, 2024
Plan Commission Hearing (Rezoning) Transaction #: RZ-0324-2024

Description: for a zone map change from B-3/A-1 to A-1

| Contacts: <u>Applicant</u> | <u>Land Owner</u> |
|---|---|
| Robert L. Reed & Tane L. Reed, Husband & Wife 58977 Sr 15 Goshen, IN 46528 | Robert L. Reed & Tane L. Reed, Husband & Wife 58977 Sr 15 Goshen, IN 46528 |

| | |
|---|---|
| Site Address: 58977 State Road 15 GOSHEN, IN 46528 | Parcel Number: 20-07-22-354-013.000-019 20-07-27-103-015.000-019 |
|---|---|

Township: Jefferson
Location: WEST SIDE OF SR 15, 3,240 FT. NORTH OF CR 24

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

Lot Area: 0.65 Frontage: 131.91 Depth: 230.00

| | |
|------------------|-----------|
| Zoning: A-1, B-3 | NPO List: |
|------------------|-----------|

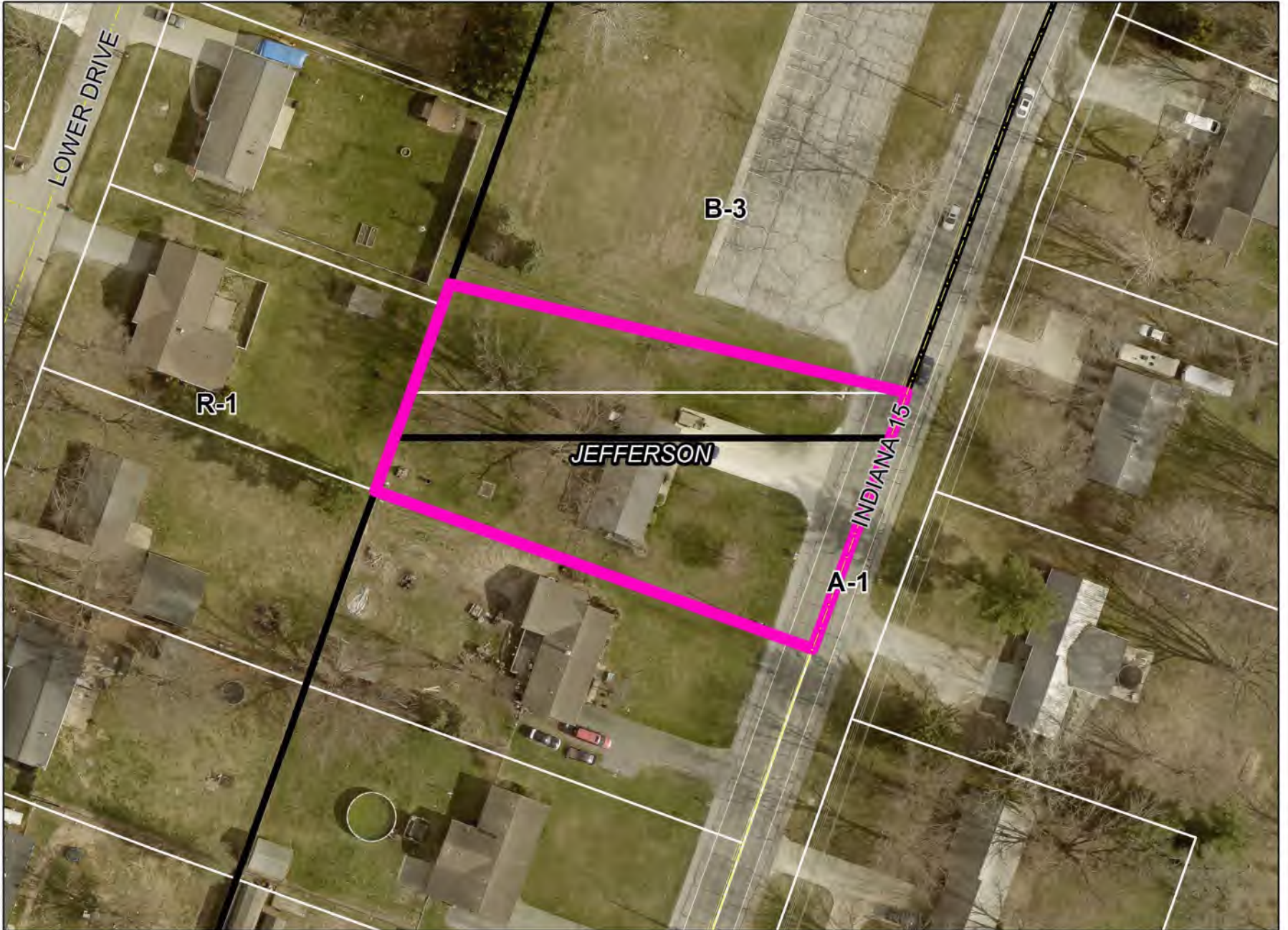
Present Use of Property: RESIDENTIAL

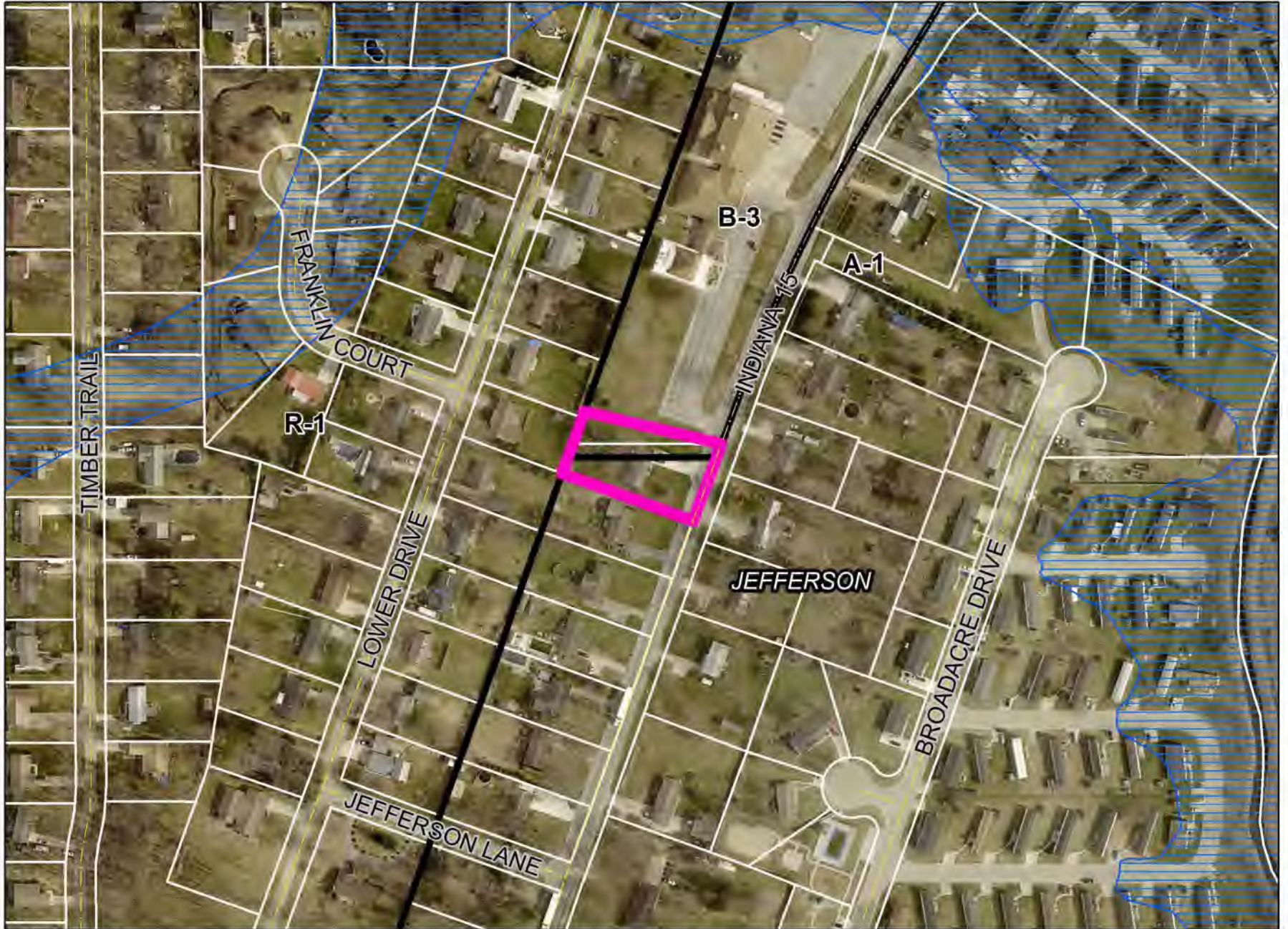
Legal Description:

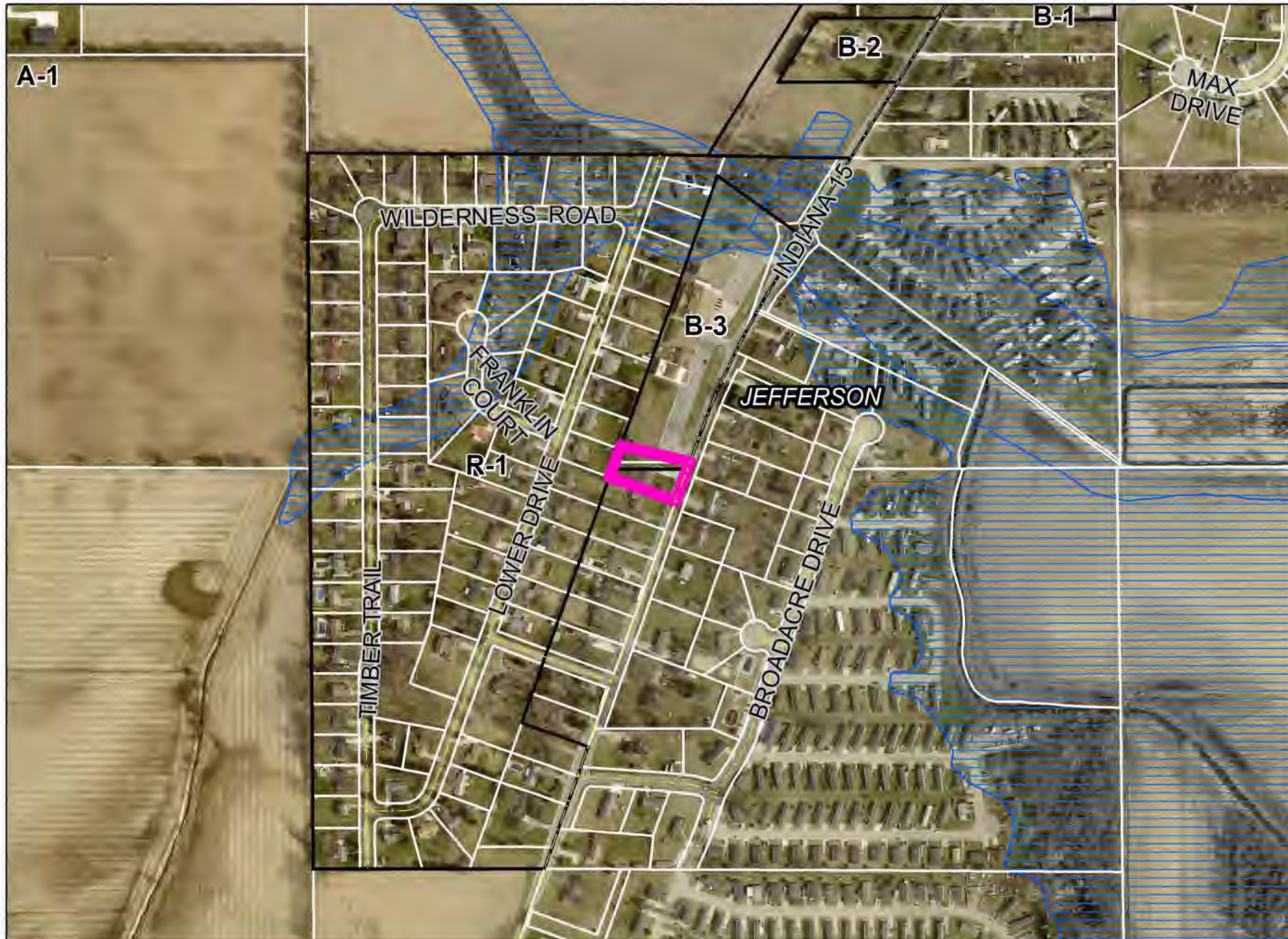
Comments: SEE APPLIED FOR DV-0216-2024:for a 24 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence and attached garage addition 96 ft. from the centerline of the right-of-way
FEES WAIVED PER DANNY DEAN

Applicant Signature:

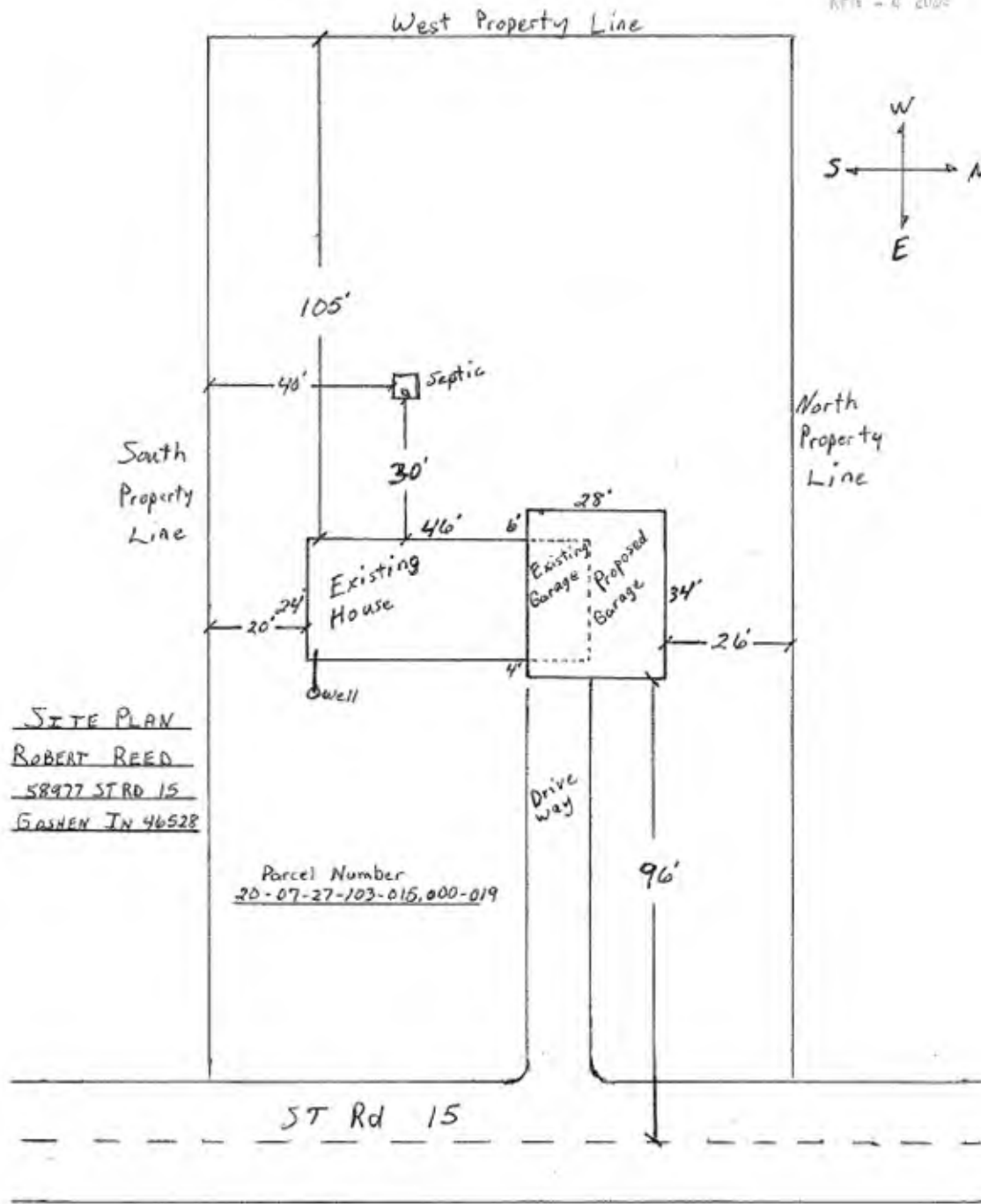
Department Signature:







APR - 4 2024



SITE PLAN
ROBERT REED
58477 STRD 15
GASHEN IN 46528

Parcel Number
20-07-27-103-015,000-019

ST Rd 15

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: DPUD-0373-2024.

Parcel Number(s): 20-10-31-300-028.000-017.

Existing Zoning: DPUD M-2.

Petition: for an amendment to an existing DPUD M-2 known as GL CLARK PARK DPUD M-2 for a new building.

Petitioner: G L Clark Inc., represented by Wightman.

Location: east side of SR 19, 2,420 ft. north of CR 42, 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 | DPUD M-2 | Manufacturing |
| North | A-1 | Commercial |
| South | M-2 | Manufacturing |
| East | M-2 | Manufacturing |
| West | M-2 | Manufacturing |

Site Description: The subject property is 7.58 acres and rectangular in shape. Currently, there are four (4) large industrial buildings (3,374 ft², 10,830 ft², 11,540 ft², & 14,840 ft²) and outside storage (semi-trailers, shipping containers, landscaping materials, etc.)

History and General Notes:

- **August 4, 2009** – Town Council of Wakarusa approved a rezoning from A-1 to DPUD M-2 (WK 2009-03)
- **May 1, 2018** – Town Council of Wakarusa approved an amendment to GL Clark Park DPUD M-2 (WK 2009-03a)

Zoning District Purpose Statement: 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 Zoning Ordinance. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately, and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor or smoke.

Plan Commission Staff Report (Continued)

Hearing Date: July 11, 2024

Staff Analysis: The purpose of this amendment is to allow for the construction of a new 11,000 ft² building and other improvements.

The staff, after reviewing this petition with the assistance of the Elkhart County Tech Committee, recommends approval of this DPUD amendment as the development meets all pertinent standards

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD Amendment - Rezoning, Plat & Site Plan

DPUD-0373-2024

Date: 05/31/2024 Meeting Date: July 11, 2024 Transaction #: DPUD-0373-2024
Plan Commission Hearing (PUD)

Description: FOR AN AMENDMENT TO EXISITING DPUD M-2 known as GL CLARK PARK DPUD M-2 FOR A
NEW BUILDING

| <u>Applicant</u> | <u>Authorized Agent</u> | <u>Land Owner</u> | <u>Private Surveyor</u> |
|--|--|--|--|
| Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615 | Mid-States Construction, Inc. 53697 Cr 9 Elkhart, IN 46515 | G L Clark Inc 66540 State Road 19 Wakarusa, IN 46573 | Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615 |

| | |
|---|---|
| Site Address: 66540 State Road 19 WAKARUSA, IN 46573 | Parcel Number: 20-10-31-300-028.000-017 |
|---|---|

Township: Harrison
Location: EAST SIDE OF SR 19, 2420 FT. NORTH OF CR 42

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

| | | |
|----------------|------------------|---------------|
| Lot Area: 7.58 | Frontage: 400.00 | Depth: 853.00 |
|----------------|------------------|---------------|

| | |
|-------------------|----------------------|
| Zoning: DPUD, M-2 | NPO List: 06/24/2024 |
|-------------------|----------------------|

Present Use of Property: INDUSTRIAL

Legal Description:

Comments: TOWN OF WAKARUSA WILL HAVE TO APPROVED.
DPUD-0042-2018
PREVIOUS BC-2475-2023 ALREADY PULLED WITH FOUNDATION ONLY ALLOWED TILL THIS DPUD AMENDMENT
GETS PULLED.

Applicant Signature:

Department Signature:

PUD B-1

A-1

M-2

A-1

WAKARUSA

HARRISON

OLIVE

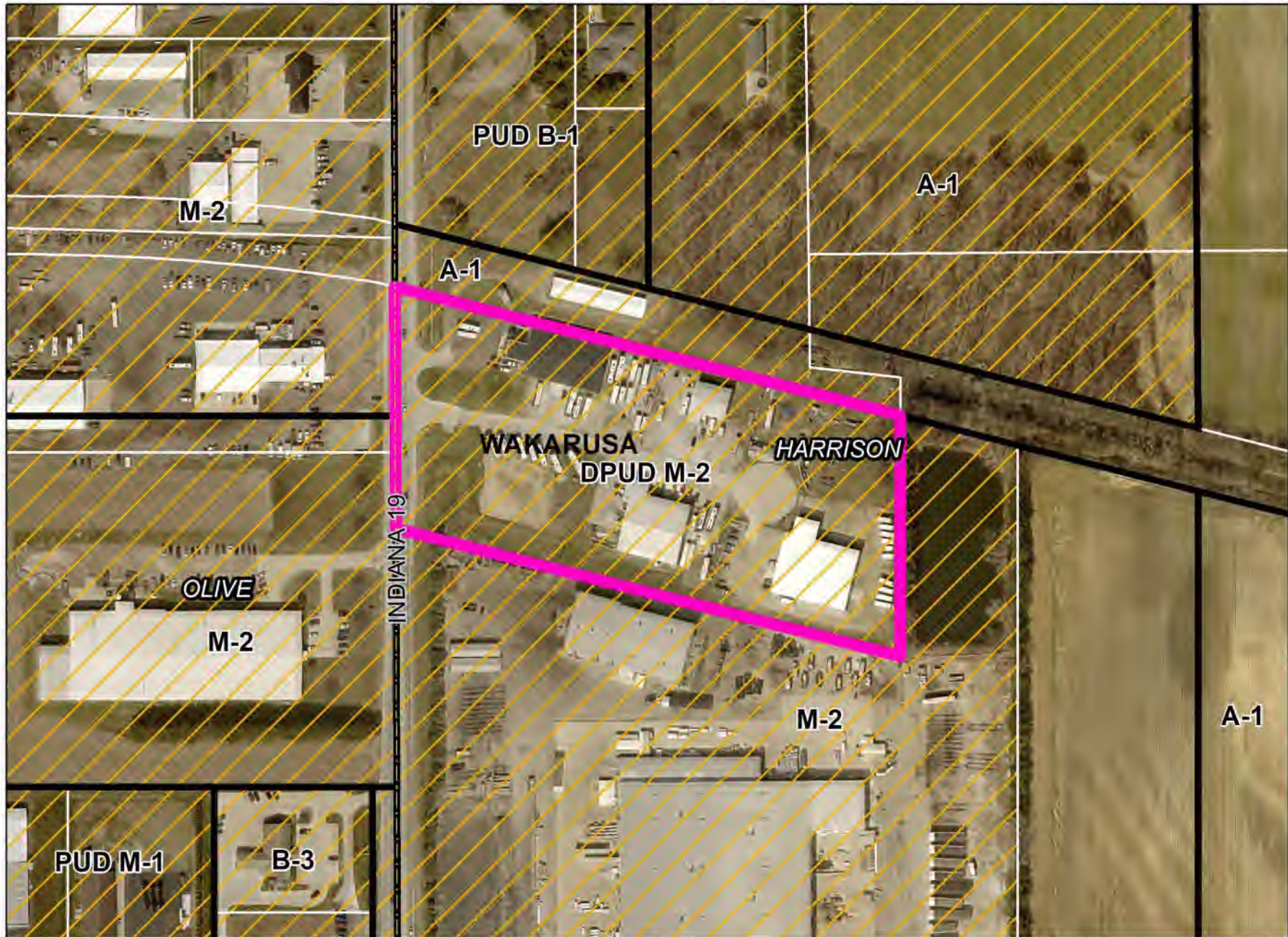
DPUD M-2

M-2

INDIANA 19

M-2







AMENDED GL CLARK PARK - DPUD M-2 AN INDUSTRIAL SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA

OWNER: G.L. CLARK, INC.
DEED RECORD 89-967A
ADDRESS: 66546 S.R. 19, WAKARUSA, IN 46173

LEGAL DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA DESCRIBED AS LOT 1 AS SHOWN ON THE RECORD MAP OF GL CLARK PARK, TRACT 66 AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.

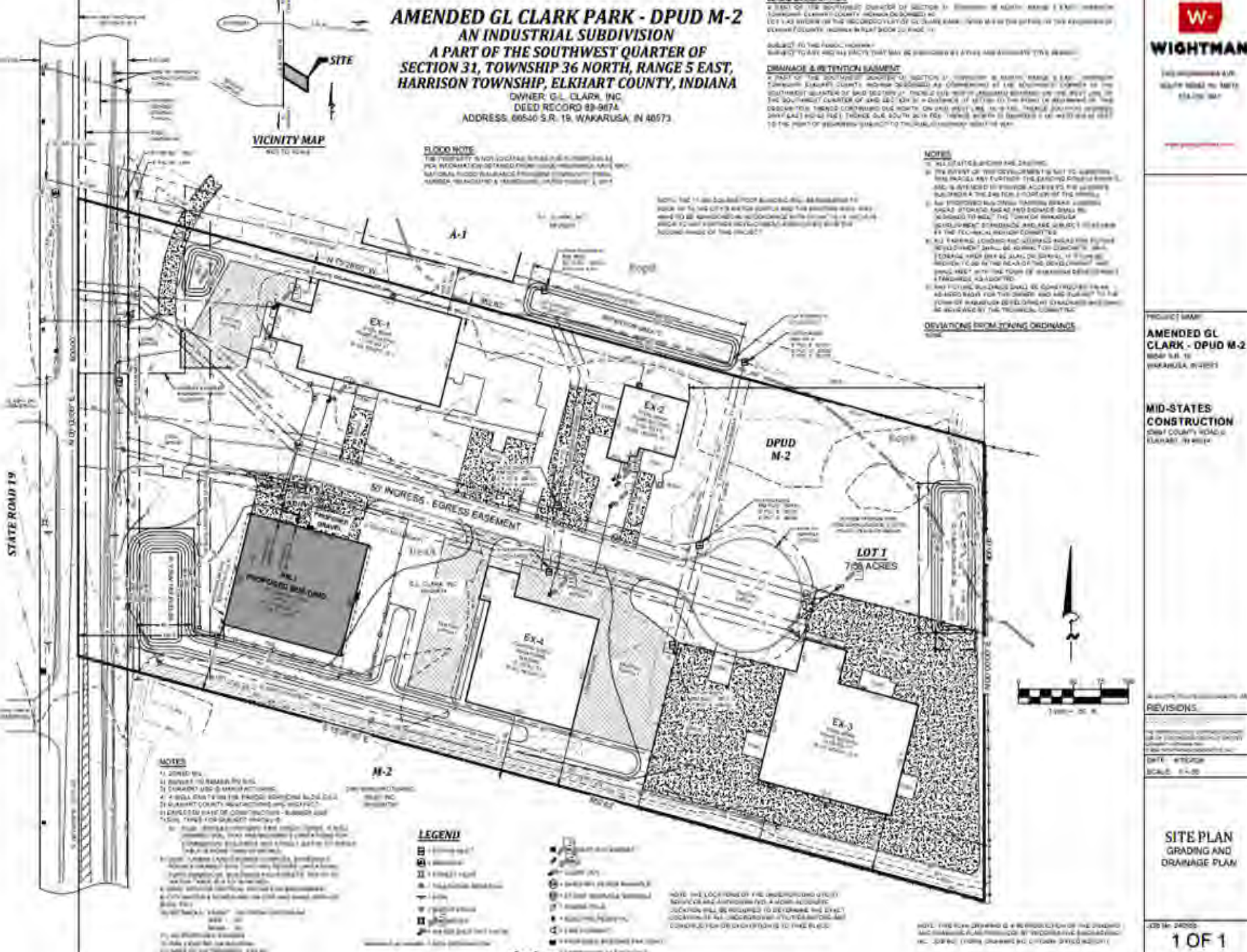
DRAINAGE & RETENTION SUMMARY
A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA DESCRIBED AS COMPREHENSIVE AS DEVELOPED BY THE SOUTHWEST QUARTER OF SAID SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, OF THE SOUTHWEST QUARTER OF SAID SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, IN ACCORDANCE WITH THE CITY OF WAKARUSA, INDIANA, AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.

- NOTES**
- 1. ALL UTILITIES SHOWN ARE EXISTING.
 - 2. THE PROPERTY OF THIS DEVELOPMENT IS NOT TO EXCEED THE BOUNDARY AS INDICATED BY THE EXISTING PLAT OF SAID LOT AND IS BOUNDARY IS TO BE MAINTAINED BY THE OWNER'S SURVEYOR & THE 240 FEET EGRESS EASEMENT IS TO BE MAINTAINED BY THE OWNER'S SURVEYOR.
 - 3. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAKARUSA, INDIANA, AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.
 - 4. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAKARUSA, INDIANA, AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.
 - 5. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAKARUSA, INDIANA, AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.
 - 6. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAKARUSA, INDIANA, AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.

VICINITY MAP
SCALE TO BE DETERMINED

FLOOD NOTE
THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD MAPS. HOWEVER, FLOODING MAY OCCUR DURING EXTREME WEATHER CONDITIONS.

NOTE: THE 11.66 ACRES SHOWN ON THIS PLAN IS SUBJECT TO THE CITY OF WAKARUSA, INDIANA, AS SET FORTH IN THE ORDINANCE OF ELKHART COUNTY, INDIANA WHAT BOOK 20 PAGE 11.



- NOTES**
- 1. 2015-2016
 - 2. 2017-2018
 - 3. 2019-2020
 - 4. 2021-2022
 - 5. 2023-2024
 - 6. 2025-2026
 - 7. 2027-2028
 - 8. 2029-2030
 - 9. 2031-2032
 - 10. 2033-2034
 - 11. 2035-2036
 - 12. 2037-2038
 - 13. 2039-2040
 - 14. 2041-2042
 - 15. 2043-2044
 - 16. 2045-2046
 - 17. 2047-2048
 - 18. 2049-2050
 - 19. 2051-2052
 - 20. 2053-2054
 - 21. 2055-2056
 - 22. 2057-2058
 - 23. 2059-2060
 - 24. 2061-2062
 - 25. 2063-2064
 - 26. 2065-2066
 - 27. 2067-2068
 - 28. 2069-2070
 - 29. 2071-2072
 - 30. 2073-2074
 - 31. 2075-2076
 - 32. 2077-2078
 - 33. 2079-2080
 - 34. 2081-2082
 - 35. 2083-2084
 - 36. 2085-2086
 - 37. 2087-2088
 - 38. 2089-2090
 - 39. 2091-2092
 - 40. 2093-2094
 - 41. 2095-2096
 - 42. 2097-2098
 - 43. 2099-2100

LEGEND

| | | | |
|--|---------------------|--|----------------------|
| | Proposed Building | | Proposed Parking Lot |
| | Proposed Road | | Proposed Easement |
| | Proposed Utility | | Proposed Structure |
| | Proposed Fence | | Proposed Sign |
| | Proposed Stormwater | | Proposed Retention |

PROJECT NAME
AMENDED GL CLARK - DPUD M-2
8649 S.R. 19
WAKARUSA, IN 46173

MID-STATES CONSTRUCTION
2024 COUNTY ROAD 19
ELKHART, IN 46124

DATE: 11/20/24
SCALE: 1" = 50'

**SITE PLAN
GRADING AND
DRAINAGE PLAN**

NARRATIVE
AMEND GL CLARK PARK – DPUD M-2

Part of the Southwest Quarter of Section 31, Township 36 North, Range 5 East,
Harrison Township, Elkhart County, Indiana.

Owner:
G L Clark Inc
66540 State Road 19
Wakarusa, Indiana 46573-9597

Property Address: 66540 State Road 19
Tax Key Parcel No. 10-31-300-028-017

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

Legal Description:

A part of the Southwest Quarter of Section 31, Township 36 North, Range 5 East, Harrison Township, Elkhart County, Indiana described as:

Commencing at the Southwest corner of the Southwest Quarter of said section 31; thence due North, on the West line of the Southwest Quarter of said Section 31, a distance of 2177.5 feet to the point of beginning of this description; thence South 75 degrees 28 minutes East 852.62 feet to an iron stake; thence North, parallel with said west line, 400 feet to an iron stake on the south right of way line of the former Wabash Railroad; thence North 75 degrees 28 minutes West on said south right of way line and said right of way line extended in a straight line (tangent to a curve in the actual railroad right of way line), 852.62 feet to the west line of the Southwest quarter of said Section 31; thence due South on said west line, 400 feet to the point of beginning.

Containing 7.58 acres, more or less.

Subject to the public highway.

Subject to any and all facts that may be disclosed by a full and accurate title search.

Date: May 30, 2024; **Rev June 18, 2024**

DEVELOPMENT PROJECT OVERVIEW

Project Summary: The construction of a building with gravel parking/drive area. No specific use has been designated for this building. It shall follow the M-2 Zoning district uses.

Reason for the chosen location: This is a continuation of an existing DPUD site. The site has and utilities and private roadway available.

Relationship of the intended uses with the existing surrounding uses: The site has current manufacturing and industrial uses, along with surrounding properties. This new building shall be of the same general use.

Land use intent by percentages:

- Open Space 3.15 acres or 41.55%
- Retention 0.60 acres or 7.92%
- Asphalt/Concrete 1.59 acres or 20.98%
- Gravel 1.09 acres or 14.38%
- General Manufacturing Buildings 1.15 acres or 15.17%

Protections for surrounding residential uses against nuisances: All business within the DPUD site of nature allowable within M-2 Manufacturing Zoning District. All business must maintain and stay within guidelines of the zoning ordinance for the any nuisance produced by their facility.

DEVELOPMENT PROJECT DETAILS

Site improvements and changes: The vacant area shall gain a 11,000 sf building and parking/drive area. No changes to any existing structures or features.

Project Phasing: No specific phase in construction of this building.

Site access: The building shall have direct access to the existing private street which then has access to State Road 19.

Days and hours of operation: The future business should have regular hours of daytime operations.

Indoor and Outdoor activity: All activity shall follow the M-2 Manufacturing Zoning Ordinance.

Number of employees: Number of employees have not been determined at this time.

Number of trucks and other vehicles per day: Number of trucks and other vehicles per day have not been determined.

Parking and parking surfaces plan: parking shall comply to the zoning ordinance with a gravel surface.

Outside storage and display: Any future outside storage or display shall comply with the zoning ordinance or further addressed at a later date.

Overview of stormwater: The initial DPUD site plan addressed all stormwater needs with this building pad site in mind. This construction shall not constitute any additional runoff over and above that initial planning.

DEVIATIONS FROM ZONING ORDINANCE STANDARDS

This is an amendment to the existing DPUD M-2 with no deviations from the Zoning Ordinance.

WATER AND SANITARY SYSTEMS

The site has existing municipal water and sanitary sewer along the private roadway. These services connect into main lines running along State Road 19.

TRAFFIC

The traffic generated by this building has been accounted for in the initial DPUD submittal. All roadway construction is complete and can accommodate such additional traffic. Sight distances are allowable within this immediate area with no current problems to the existing traffic flowing-.

STORMWATER

All stormwater basins have been constructed to accommodate the initial entire site, including this building phase.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: DPUD-0277-2024.

Parcel Number(s): 20-05-10-351-011.000-001, 20-05-15-101-001.000-001.

Existing Zoning: R-1, B-1.

Petition: for a zone map change from R-1 and B-1 to DPUD R-2 and for primary approval of a 5-lot major subdivision to be known as REASONOVER'S ASH ROAD SUBDIVISION.

Petitioner: Albert Reasonover & Carmen E. Reasonover, Husband & Wife, represented by Wightman.

Location: east side of Ash Rd., 950 ft. north of Old US 33, 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 | R-1 & B-1 | Residential |
| North | R-1 | Residential |
| South | B-1 | Residential |
| East | R-1 | Residential & Non-conforming storage |
| West | St Joseph County | County Park |

Site Description: The subject property consists of two parcels, totaling 4.83 acres, is irregular in shape with a 1,358 ft² single family residence and two (2) accessory structures (288 ft² & 240 ft²). The proposed subdivision will have five (5) residential lots.

History and General Notes:

- Both the R-1 & B-1 zoning districts were established as part of the original 10/30/1959 zoning.

Zoning District Purpose Statement: 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 Zoning Ordinance. The purpose of the R-2, Two-Family Residential, zoning district is to accommodate single- and two-family dwellings (duplexes) and other compatible and supporting uses on medium sized lots within a subdivision.

Staff Analysis: The purpose of this rezoning petition is to develop a five (5) residential subdivision.

Plan Commission Staff Report (Continued)

Hearing Date: July 11, 2024

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. Residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The property will be developed with lots for single-family-residential use.
3. The most desirable use of the subject property is residential or other compatible and supporting uses.
4. The request conserves property values by maintaining and developing residential use in an existing residential area.
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

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD - Rezoning, Plat & Site Plan

DPUD-0277-2024

Date: 04/25/2024 Meeting Date: July 11, 2024
Plan Commission Hearing (PUD) Transaction #: DPUD-0277-2024

Description: for a zone map change from R-1 and B-1 to DPUD R-2 and for primary approval of a 5-lot major subdivision to be known as REASONOVER'S ASH ROAD SUBDIVISION

| <u>Applicant</u> | <u>Land Owner</u> | <u>Private Surveyor</u> |
|--|--|--|
| Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615 | Albert Reasonover & Carmen E. Reasonover, Husband & Wife 56974 Ash Rd. Osceola, IN 46561 | Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615 |

| | |
|---|---|
| Site Address: 56974 Ash Road OSCEOLA, IN 46561 | Parcel Number: 20-05-10-351-011.000-001 20-05-15-101-001.000-001 |
|---|---|

Township: Baugo
Location: EAST SIDE OF ASH RD., 950 FT. NORTH OF LINCOLNWAY EAST (OLD US 33)

Subdivision: Lot #

Lot Area: 4.31 Frontage: 357.74 Depth: 580.56

Zoning: R-1 NPO List: 06/24/2024

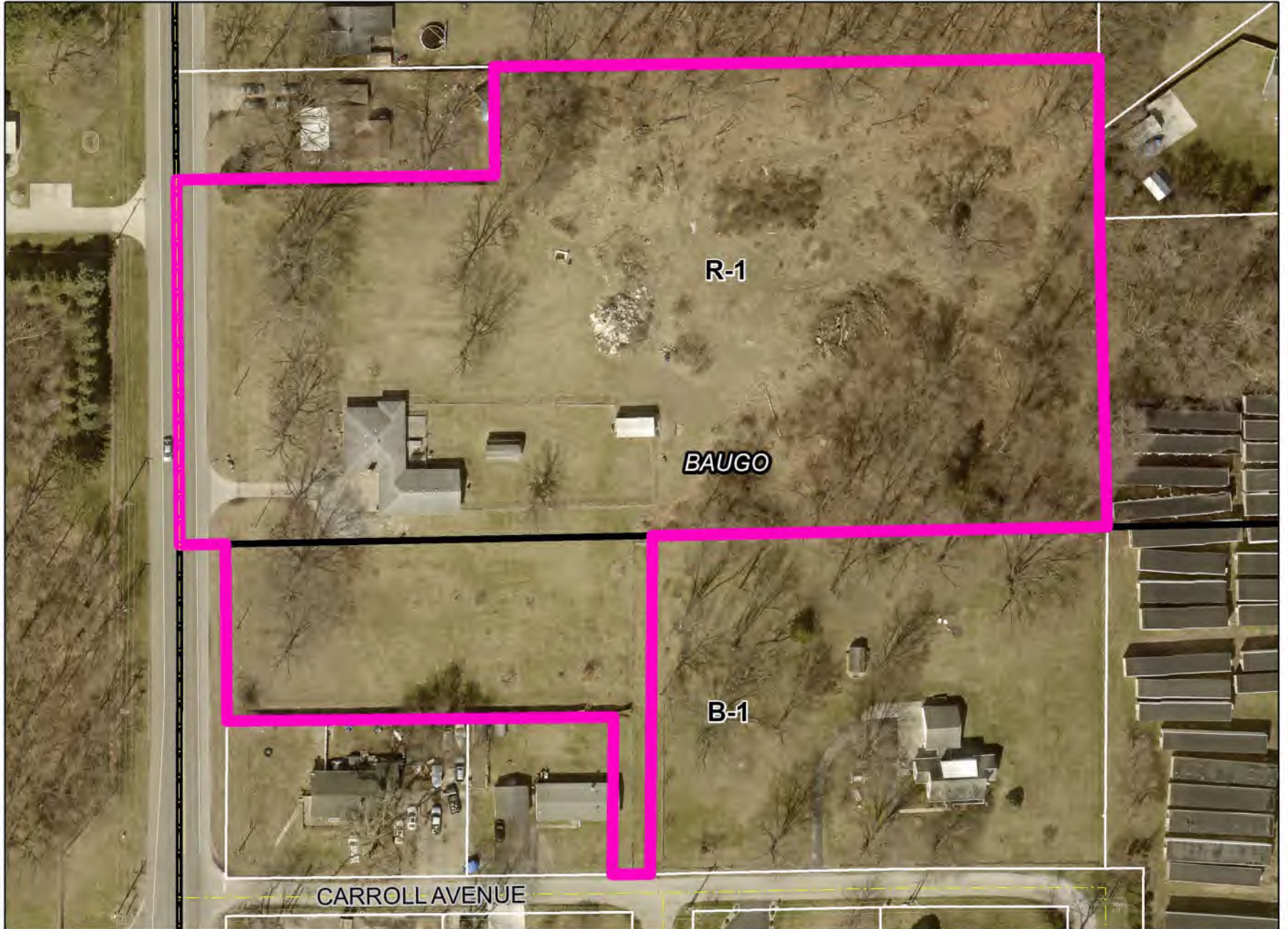
Present Use of Property: RESIDENTIAL

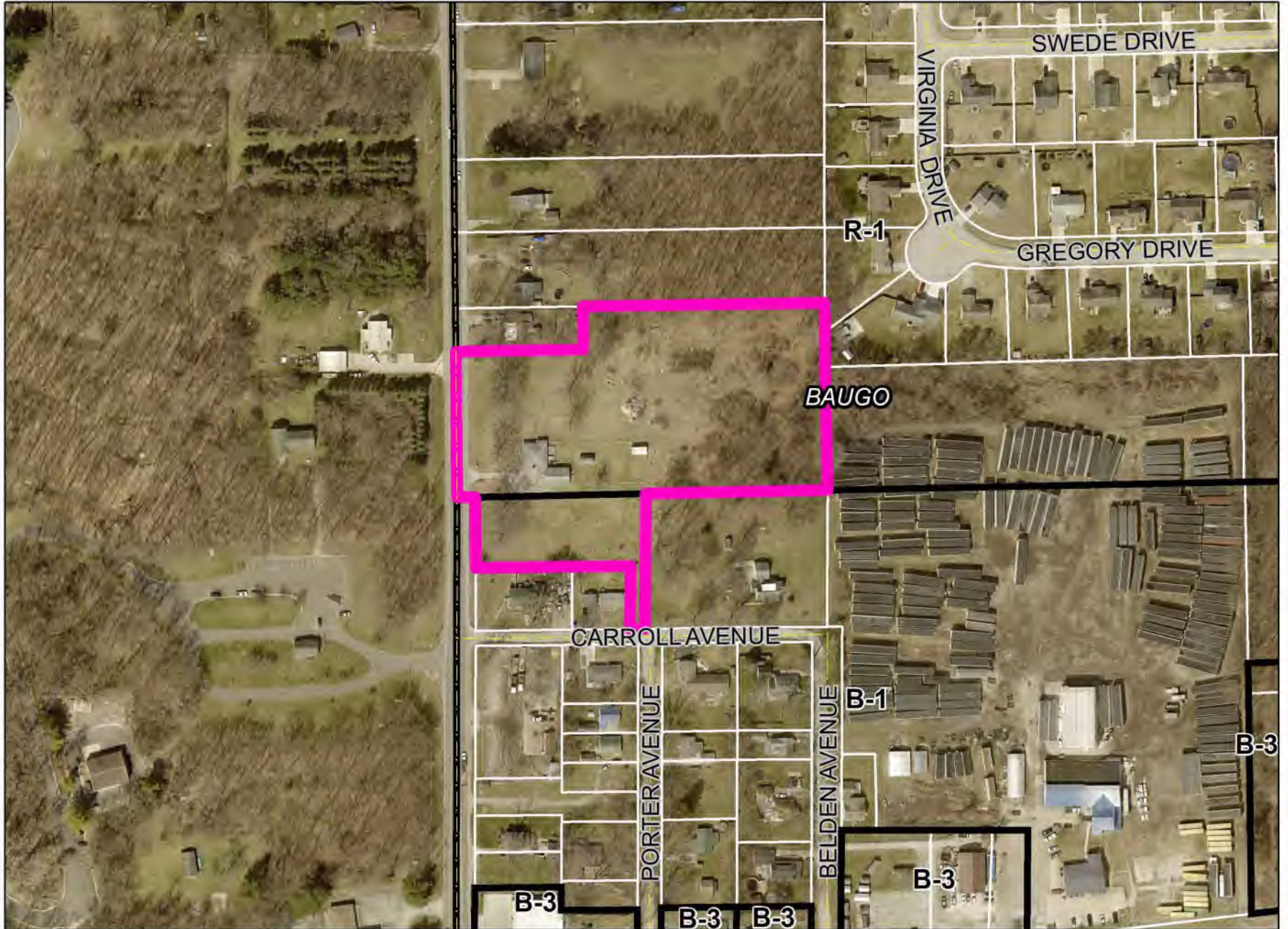
Legal Description:

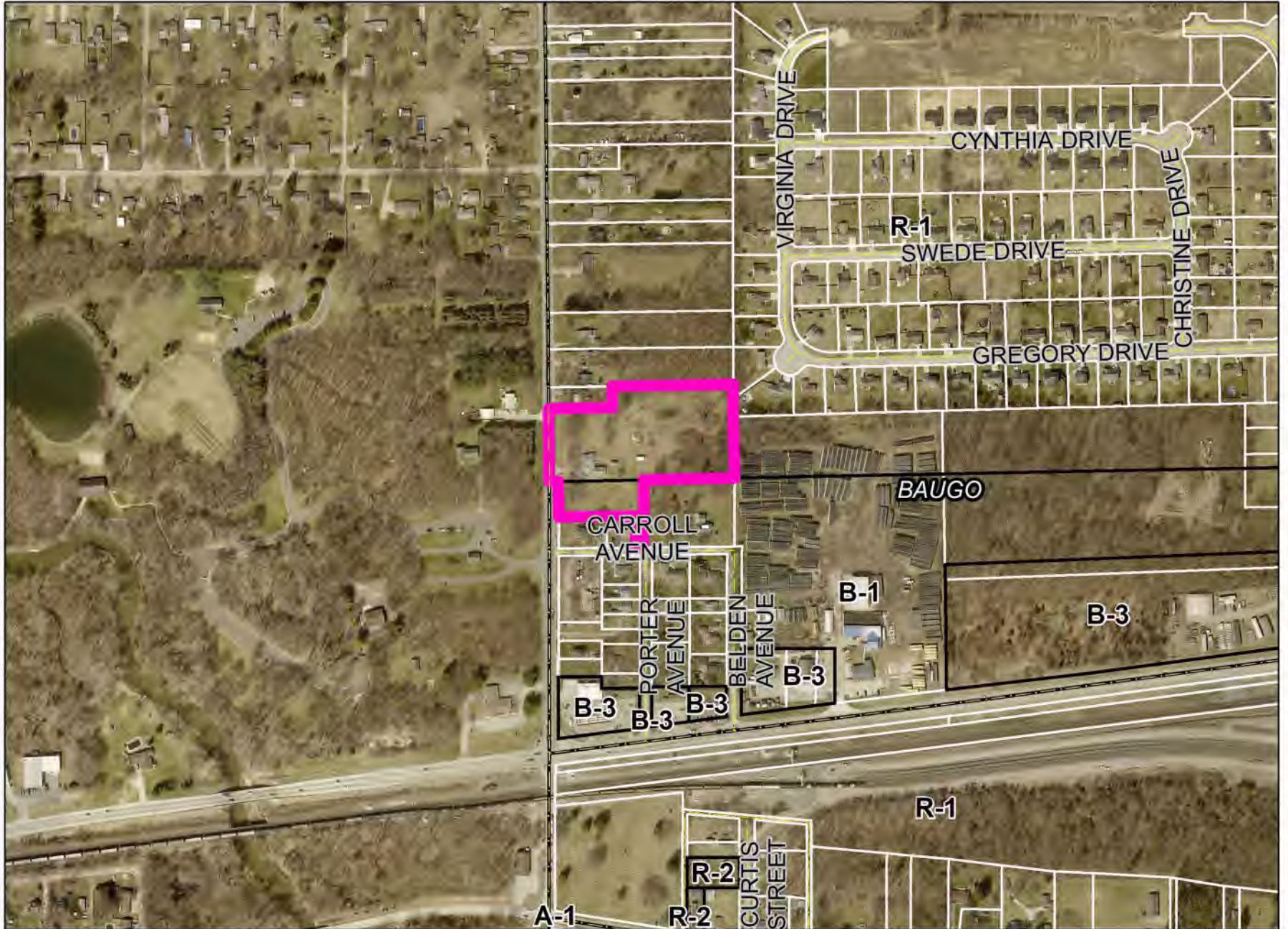
Comments: CHANGED DESCRIPTION PER JASON, AND MOVED DATE TO JULY - KB 5/31/2024
CHANGED BACK TO 5-LOTS AND REVISED REZONING - KB 6/3/2024

Applicant Signature:

Department Signature:







GENERAL NOTES

1. BASIS FOR VERTICAL DATA: FINISHED ADJACENT GROUND SURFACE
2. GRADING SHALL BE TO THE DEPTH OF 1.0 FT
3. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
4. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
5. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
6. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
7. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
8. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
9. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN
10. FLOOD PROTECTION SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN

DEVELOPMENT FROM ZONING ORDINANCE CHARTER

WE ARE PROVIDING LOT 1 TO THE PUBLIC ACCESS TO THE CARROLL AVENUE 25' N/W. THE DEVELOPMENT SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN

NOTES

1. ALL UTILITIES SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN

REASONOVER'S ASH ROAD SUBDIVISION DPUD

PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA.

NOTE

1. ALL UTILITIES SHALL BE AS SHOWN ON THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN

EXISTING UTILITIES

| | |
|---------------------|-------------------|
| 1 - 12" WATER | 1 - 12" GAS |
| 1 - 12" SANITARY | 1 - 12" ELECTRIC |
| 1 - 12" TELEPHONE | 1 - 12" CABLE |
| 1 - 12" FIBER OPTIC | 1 - 12" RAINWATER |

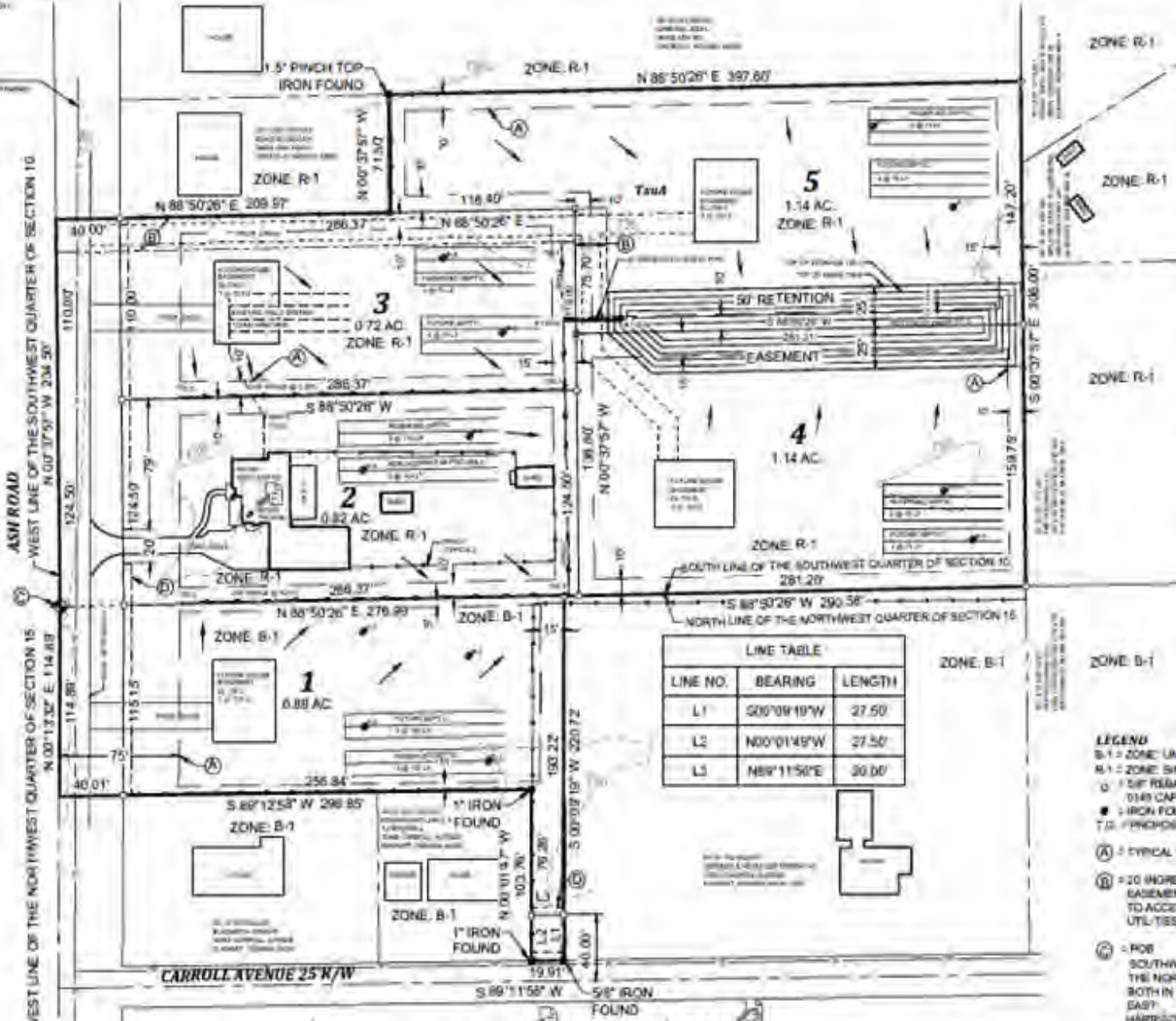
STOCKPILE LOCATIONS

- 1 - 12" WATER
- 1 - 12" GAS
- 1 - 12" SANITARY
- 1 - 12" ELECTRIC
- 1 - 12" TELEPHONE
- 1 - 12" CABLE
- 1 - 12" RAINWATER



WIGHTMAN

1401 HERRING AVENUE
COLUMBIANA, IN 46715
317.433.1841



LINE TABLE

| LINE NO. | BEARING | LENGTH |
|----------|-------------|--------|
| L1 | S00°09'10"W | 27.50' |
| L2 | N00°01'45"W | 27.50' |
| L3 | N89°11'50"E | 30.00' |

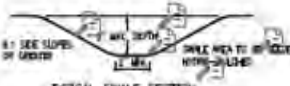
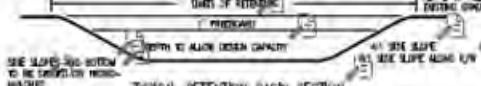
LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA AND MORE THAT ARE MORE FULLY DESCRIBED BY THE LEGAL DESCRIPTION OF THE SUBDIVISION MAP WITH AN ELEVATION OF 100.0 FT. INDICATE THE AREA TO BE DEMONSTRATED BY A 24" DIA. 10' AC. CURB OR THE 24" DIA. 10' AC. CURB FOUND PLAN

DESIGNED MAINTENANCE DISTRICT

THE MAINTENANCE OF THE SUBDIVISION FACILITIES, INCLUDING CURBS, AND EASEMENTS SHALL BE THE RESPONSIBILITY OF EACH OWNER AND BE SUBJECT TO THE RULES AND REGULATIONS OF THE MAINTENANCE DISTRICT AS ESTABLISHED BY THE BOARD OF SUPERVISORS OF ELKHART COUNTY, INDIANA.

- LEGEND**
- B-1 - ZONE: LIMITED BUSINESS DISTRICT
 - R-1 - ZONE: SINGLE RESIDENTIAL DISTRICT
 - 1 - 24" DIA. 10' AC. CURB
 - 2 - IRON FOUND
 - T.D. - PROPOSED TERRACE GRADE
 - A - TYPICAL BUILDING SETBACK LINE
 - 10 - 20' WIDENESS EGRESS AND UTILITY EASEMENT FOR THE USE OF LOT 4 AND 5 TO ACCESS ASH ROAD AND EXTEND UTILITIES TO THE HOUSES.
 - 2 - POB SOUTHWEST CORNER OF SECTION 10 AND THE NORTHWEST CORNER OF SECTION 15 BOTH IN TOWNSHIP 37 NORTH, RANGE 4 EAST, HARRISON MONUMENT FOUND
 - 15 - NON-ACCESS EASEMENT



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------|
| 1 | 01/15/24 | ISSUE FOR PERMIT |

DATE: 01/15/24
SCALE: 1" = 20'
DRAWN BY: JAC
CHECKED BY:

SITE PLAN FOR DPUD ZONE MAP CHANGE

1 OF 1

NARRATIVE
REASONOVER'S ASH ROAD SUBDIVISION DPUD

Part of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, all in
Township 37 North, Range 4 East, Baugo Township, Elkhart County, Indiana.

Owner:

Albert and Carmen E. Reasonover
56974 Ash Road
Osceola, Indiana 46561

Property Address: 56974 Ash Road
Tax Key Parcel No. 05-10-351-011-001 and 05-10-101-001-001

Surveyor:

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

Legal Description:

Part of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, all in Township 37 North, Range 4 East, Baugo Township, Elkhart County, Indiana and being that 4.81 acre parcel surveyed by Wightman, Terance D. Lang, Indiana Professional Surveyor No. 80040523 and shown on a subdivision certified on April 21, 2024 as 240367 (all monuments referenced herein are set or found on the aforesaid Lang survey), being more particularly described as follows:

Commencing at a Harrison Monument found at the southwest corner of said Southwest Quarter of Section 10, thence North 00°37'57" West on the west line said Quarter, a distance of 234.50 feet; thence North 88°50'26" East, a distance of 209.97 feet to a 5/8" rebar iron set with Wightman Firm 0415 cap; thence North 00°37'57" West, a distance of 71.40 feet to an 1.5" pinch top iron found; thence North 88°50'26" East, a distance of 397.60 feet to a 5/8" rebar iron set with Wightman Firm 0415 cap; thence South 00°37'57" East, a distance of 306.00 feet to a 5/8" rebar iron set with Wightman Firm 0415 cap on the north line of the said Northwest Quarter of Section 15; thence South 88°50'26" West on said line, a distance of 290.58 feet to a 5/8" rebar iron set with Wightman Firm 0415 cap; thence South 00°09'19" West, a distance of 220.72 feet to a 5/8" iron found on the north right of way line of Carroll Street; thence South 89°11'56" West on said line, a distance of 19.91 feet to an 1" iron found; thence North 00°01'47" West, a distance of 103.76 feet to an 1" iron found; thence South 89°12'58" West, a distance of 296.85 feet to a point on the west line of said Northwest Quarter, thence North 00°13'32" East on said west line, a distance of 114.89 feet to the point of beginning. Subject to the legal rights of a public highway, any easements, covenants or restrictions of record.

Date: April 25, 2024

Revised: June 4, 2024

DEVELOPMENT CONCEPT OVERVIEW

Concept Summary: While maintaining their existing house, the owners wish to subdivision the property into 5 residential lots.

Reason for the chosen location: The parcel is 4.81 acre with one residential house. The property has ample space to accommodate 4 additional single family homes.

Relationship of the intended uses with existing surrounding uses: The residential construction and use of this parcel is in keeping with the continuity of the surrounding area. The residential development of this site should not have a negative impact on the surrounding community. The surrounding area is residential use with a County Park across the street.

Land use intent by percentage: 100% residential use

General protections for surrounding residential uses: n/a

DEVELOPMENT CONCEPT DETAILS

Site improvements and changes: This 4.81 acre parcel shall be divided into 5 single family lots. The 4 new residences shall connect to municipal water and all shall maintain an individual septic system.

Project phasing: Platting of the property shall be summer of 2024 with home building construction to follow.

Days and hours of operation: Normal residential activity shall occur.

General indoor and outdoor activity: Normal residential activity shall occur.

Road impacts with jurisdiction note: Improved, Elkhart County roadways are adjacent to this parcel. No additional roadway construction is needed.

MS4 impacts with disturbance note: Land Disturbance shall be addressed at the time of each individual lot construction. This area size shall be under one acre in area. The construction of a single family residence shall not constitute any major runoff.

DEVIATIONS FROM ZONING ORDINANCE STANDARDS

We are proposing Lot 4 to have direct access onto Carroll Street. This driveway shall cross into the B-1 Limited Business District. Lot 5 shall have zero frontage with an ingress-egress easement provided for a driveway across Lot 3.

WATER AND SANITARY SYSTEMS

The nearest existing sanitary sewer is located over three miles to the east of this site. Current soil conditions are favorable for on site septic. Lot 2 shall be relocating the existing system, while all other lots shall have room for individual on-site septic systems and replacement areas. Municipal water is located along Ash Road and Carroll Street. At this time Lot 2 shall maintain its private well, while the other lots shall connect to municipal water.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: DPUD-0381-2024.

Parcel Number(s): 20-04-26-300-015.000-032.

Existing Zoning: A-1.

Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval a 1-lot minor subdivision to be known as HAWKINS DETAILED PLANNED UNIT DEVELOPMENT.

Petitioner: Mitch Hawkins, represented by Jones Petrie Rafinski.

Location: west side of SR 13, 3,450 ft. south of SR 120, in York 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 / Woodland |
| North | A-1 | Undeveloped / Woodland |
| South | A-1 | Agricultural |
| East | A-1 | Residential / Woodland |
| West | A-1 | Agricultural / Woodland |

Site Description: The subject property consists of one parcel totaling 127.72 acres and is irregular in shape, with a 1,224 ft² single family residence. The property contains large areas of woodland, scattered wetlands, and sections of the York Township Ditch.

History and General Notes:

- **December 17, 2018** – An Administrative Subdivision was approved for the property (AS-2634-2018).
- **May 16, 2024** – The BZA denied a Use Variance to allow for the construction of a second dwelling on a zoning lot (UV 0249-2024).

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

Staff Analysis: The purpose of this rezoning petition is to allow for a two story, 2,400 ft² accessory dwelling.

Plan Commission Staff Report (Continued)

Hearing Date: July 11, 2024

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. Residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The property will continue to be used for residential use.
3. The most desirable use of the subject property is residential or other compatible and supporting uses.
4. The request conserves property values by maintaining and expanding an existing residential use on the property.
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

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD - Rezoning, Plat & Site Plan

DPUD-0381-2024

Date: 06/03/2024 Meeting Date: July 11, 2024
Plan Commission Hearing (PUD) Transaction #: DPUD-0381-2024

Description: for a zone map change from A-1 to a DPUD A-1 to be known as HAWKINS DPUD.

| Contacts: Applicant | Land Owner | Private Surveyor |
|--|--|--|
| Jones Petrie Rafinski 300 Nibco Pkwy Elkhart, IN 465163570 | Mitch Hawkins 16082 Cr 14 Goshen, IN 46528 | Jones Petrie Rafinski 300 Nibco Pkwy Elkhart, IN 465163570 |

| | |
|---|---|
| Site Address: 53829 State Road 13 MIDDLEBURY, IN 46540 | Parcel Number: 20-04-26-300-015.000-032 |
|---|---|

Township: York
Location: WEST SIDE OF STATE ROAD 13, +/- 3,800 FT. SOUTH OF STATE ROAD 120

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

| | | |
|------------------|------------------|-----------------|
| Lot Area: 127.72 | Frontage: 102.00 | Depth: 2,985.00 |
|------------------|------------------|-----------------|

| | |
|-------------|----------------------|
| Zoning: A-1 | NPO List: 06/24/2024 |
|-------------|----------------------|

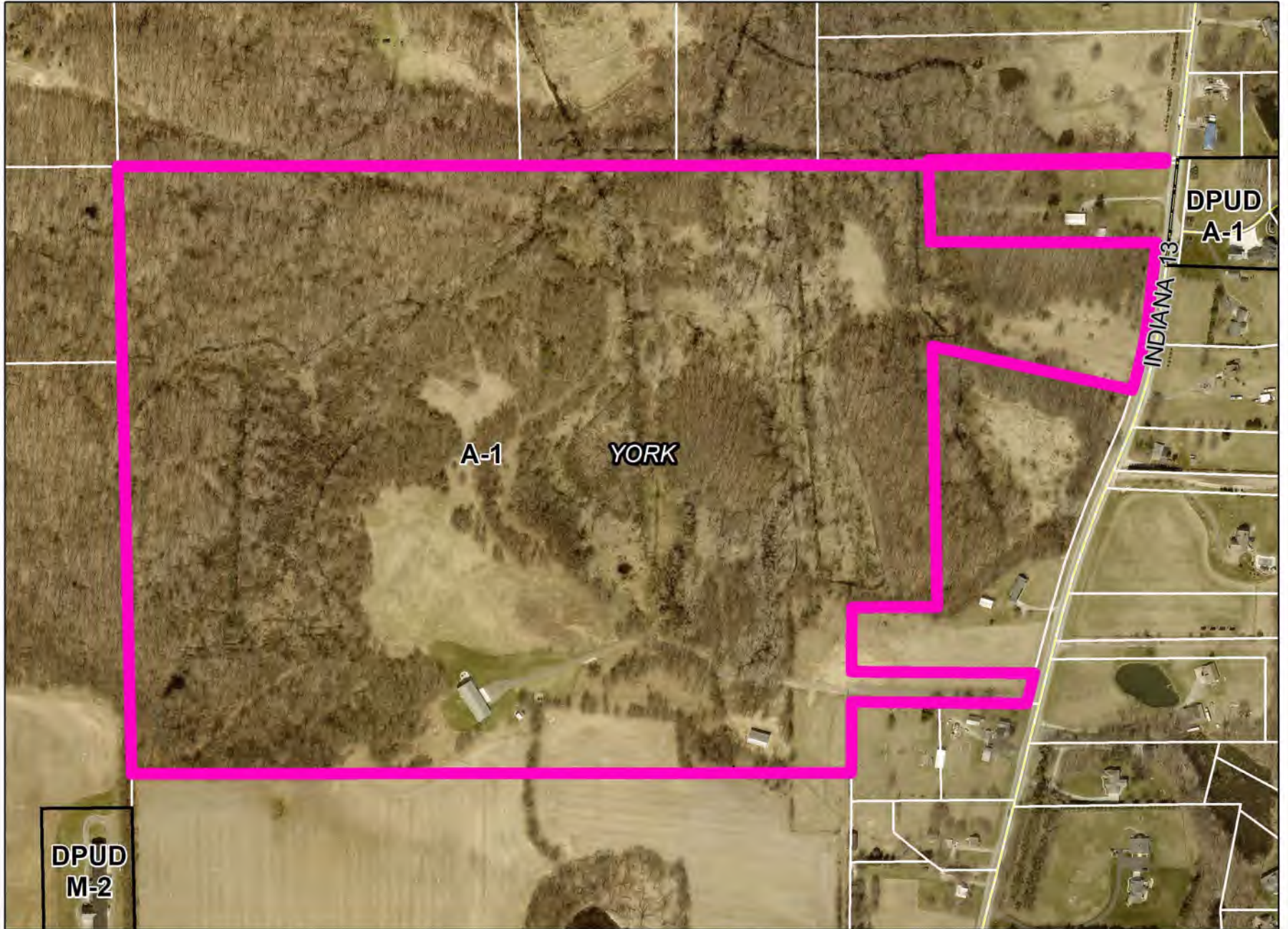
Present Use of Property:

Legal Description:

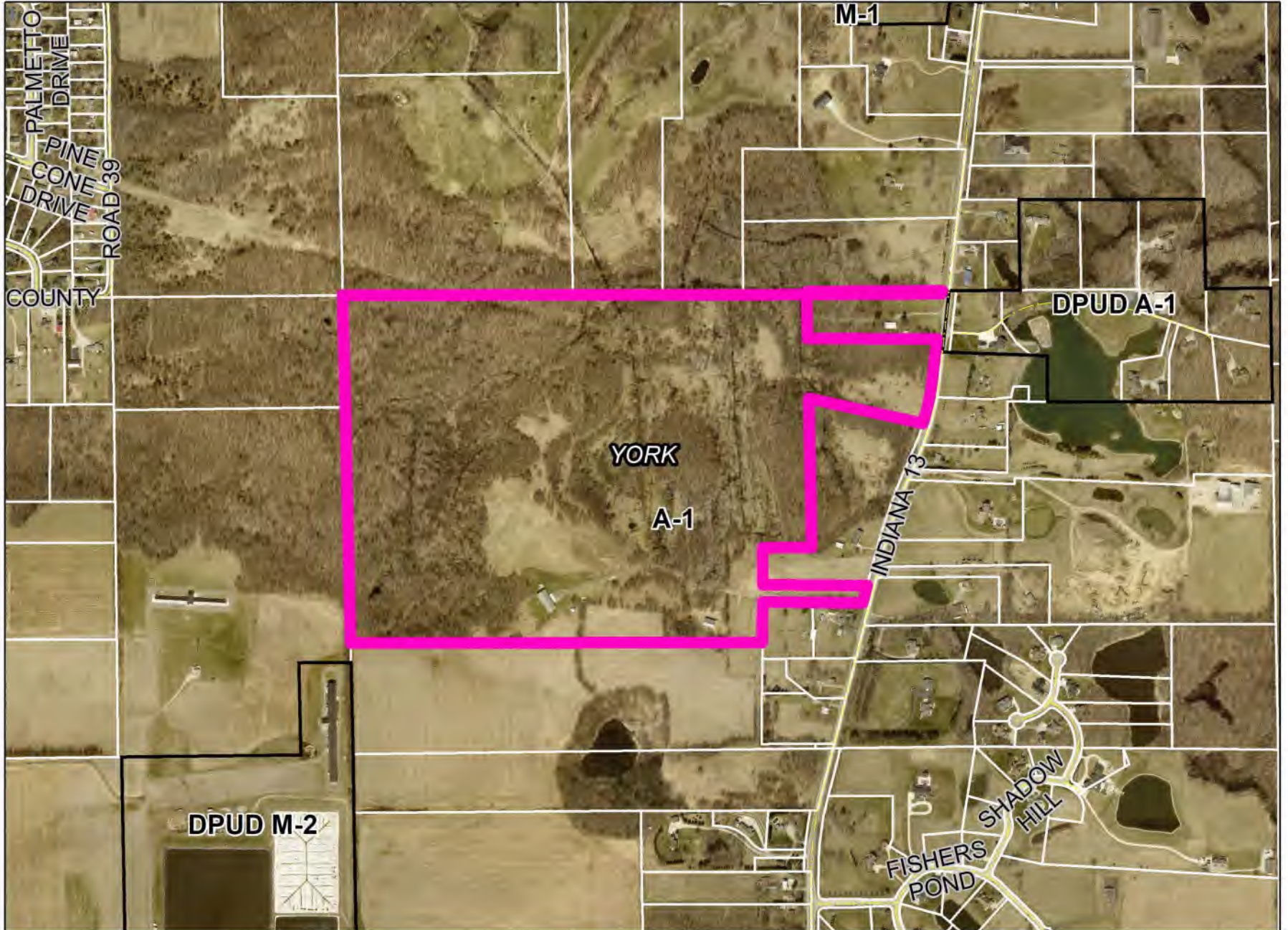
Comments: NOTE: UV-0249-2024, AS-2634-2018, BA-2071-2022

Applicant Signature:

Department Signature:

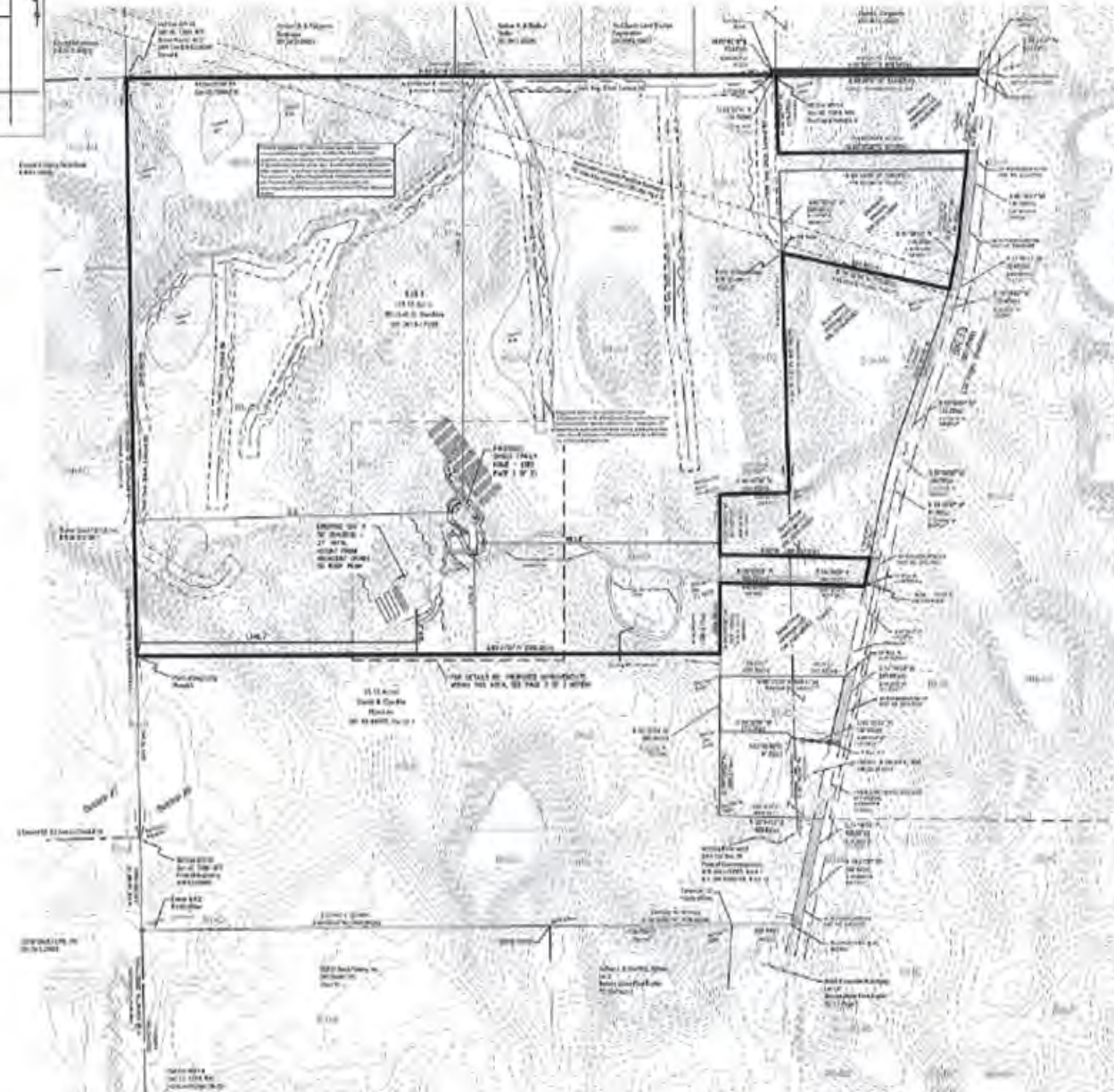






Hawkins Detailed Planned Unit Development (DPUD)

DPUD Site Plan Support Drawing & Primary (Preliminary) Plat



Average Summary

| | | |
|------------|--------|-----|
| Lot # | 120.00 | Ac. |
| Area | 2.37 | Ac. |
| Total Area | 122.37 | Ac. |

Note: All 770' wide road with 10' curb & 6' sidewalk (total 18' curb) by the subject landowner. See final Plat for details.

Existing Lot Information & Legend (PUCS):

| | |
|----------|---|
| Block 1 | WIDE OPEN, UNIMPROVED, 10' TO 18' SETBACK |
| Block 2 | WIDE OPEN, UNIMPROVED, 10' TO 18' SETBACK |
| Block 3 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 4 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 5 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 6 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 7 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 8 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 9 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |
| Block 10 | WIDE OPEN, UNIMPROVED, 10' TO 20' SETBACK |

Note: Block 10 is not shown in the original DPUD Plat. This block is shown in this drawing to provide a complete picture of the site. The block is shown in this drawing to provide a complete picture of the site.

Deeded Survey (Boundary) Information:
This survey was conducted by the author on the date indicated in the legend. The survey was conducted by the author on the date indicated in the legend.

Horizontal & Vertical Data:
This survey was conducted by the author on the date indicated in the legend. The survey was conducted by the author on the date indicated in the legend.

Legend

| | |
|---|--|
| — | Property Boundary (shown as a solid line) |
| — | Survey Boundary (shown as a dashed line) |
| — | Proposed Road (shown as a thick solid line) |
| — | Proposed Sidewalk (shown as a thin solid line) |
| — | Proposed Utility Line (shown as a thin dashed line) |
| — | Proposed Easement (shown as a thin solid line) |
| — | Proposed Right-of-Way (shown as a thin solid line) |
| — | Proposed Driveway (shown as a thin solid line) |
| — | Proposed Walkway (shown as a thin solid line) |
| — | Proposed Ramp (shown as a thin solid line) |
| — | Proposed Bridge (shown as a thin solid line) |
| — | Proposed Tunnel (shown as a thin solid line) |
| — | Proposed Viaduct (shown as a thin solid line) |
| — | Proposed Culvert (shown as a thin solid line) |
| — | Proposed Storm Drain (shown as a thin solid line) |
| — | Proposed Sewer Line (shown as a thin solid line) |
| — | Proposed Water Line (shown as a thin solid line) |
| — | Proposed Gas Line (shown as a thin solid line) |
| — | Proposed Electric Line (shown as a thin solid line) |
| — | Proposed Telephone Line (shown as a thin solid line) |
| — | Proposed Cable Line (shown as a thin solid line) |
| — | Proposed Sewer Easement (shown as a thin solid line) |
| — | Proposed Water Easement (shown as a thin solid line) |
| — | Proposed Gas Easement (shown as a thin solid line) |
| — | Proposed Electric Easement (shown as a thin solid line) |
| — | Proposed Telephone Easement (shown as a thin solid line) |
| — | Proposed Cable Easement (shown as a thin solid line) |

| | |
|--|---|
| | HAWKINS DPUD Mitchell D. Hawkins 12345 Main Street Chicago, Illinois 60601 |
| | Site Plan Support Drawing & Preliminary Plat |
| DATE: Jan 10, 2010 JOB NUMBER: 2010001 HORIZ. SCALE: 1" = 20' VERTICAL SCALE: 1" = 4' | SHEET NO. 1 OF 1 TOTAL SHEETS: 1 DRAWING NO. 1010001 |



J O N E S
P E T R I E
R A F I N S K I

**HAWKINS DETAILED PLANNED
UNIT DEVELOPMENT (DPUD)
PROJECT NARRATIVE**

TO: Elkhart County Plan Commission
FROM: Kenneth Jones, Jr., PS – Project Surveyor
DATE: June 19, 2024
RE: Hawkins DPUD

I. General Information:

- a. Development Name: Hawkins DPUD
- b. Project Surveyor: Kenneth Jones, Jr., PS – JPR Corp.
- c. Subject Property Legal Description:
 - i. A part of the South Half of Section 26, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana, being more particularly described as follows:

Commencing at a 5/8" rebar & cap (Brads-Ko) marking the Southwest Corner of the Southwest Quarter of said Section 26; thence North 01°10'37" West along the west line of said Section 26 a distance of 641.70 feet to a capped rebar (Musser) marking the southwest corner of land described in Deed Record #2018-17688 in the Recorder's Office of Elkhart County and the point of beginning of this description; thence continuing North 01°10'37" West along said west line a distance of 2,040.96 feet to a stone marking the northwest corner of the Southwest Quarter of said Section 26; thence North 89°54'54" East along the north line of said Southwest Quarter a distance of 2,620.92 feet to a capped rebar (Doriot) marking a corner on the south line of land conveyed to Darin L. Gingerich, as described in Deed Record 2013-28227, Elkhart County Recorder; thence North 0°46'19" East 16.53 feet to a corner on the south line of said Gingerich Land; thence North 89°59'47" East along said south line a distance of 878.54 feet to the southeast corner of said Gingerich land and the centerline of State Road 123; Thence South 08°31'47" West along said centerline a distance of 16.68 feet to the north line of the Southeast Quarter of said Section 26 and the north line of land described in Deed Record 2019-26122; thence South 89°59'47" West along said north line a distance of 859.50 feet to a bar and cap (Doriot) marking the northwest corner of said land and the Center of said Section 26; thence South 02°20'14" East along the west line of said land a distance of 276.75 feet to a capped rebar (Musser) marking the southwest corner of said land; thence North 89°30'28" East along the south line of said land a distance of 807.80 feet to the southeast corner of said land and the centerline of State Road 13; thence South 06°05'25" West along said centerline a distance of 60.22 feet to the northeast corner of land described as "Parcel 2" in Deed Record 2018-10247; thence South 07°23'58" West along said centerline a distance of 99.89 feet; thence South 08°23'18" West along said centerline a distance of 181.39 feet; thence South 13°08'59" West along said centerline a distance of 124.18 feet; thence South 19°09'20" West along said centerline a distance of 26.23 feet to the southeast corner of said land; thence North 78°48'45" West along the south line of said land a distance of 731.59 feet to the southwest corner of said land and the northwest corner of land described

in Deed Record 2019-26263; thence South 01°51'13" West along the west line of said land a distance of 847.06 feet to a capped rebar (PEI); thence South 88°43'36" West along the north line of said land a distance of 280.08 feet to a capped rebar (Doriot) marking a corner of said land; thence South 00°00'03" West along the west line of said land a distance of 311.93 feet; thence South 88°07'08" East parallel with the south line of said land a distance of 652.00 feet to said centerline of State Road 13; thence South 13°47'45" West along said centerline a distance of 102.15 feet to the southeast corner of said land and the northeast corner of land described in Deed Record 2023-08953; thence North 88°07'08" West along the north line of said land a distance of 629.32 feet to a capped rebar (Musser) at the northwest corner of said land; thence South 0°05'02" West along the west line of said land a distance of 250.39 feet to the south line of land described in Deed Record 2018-17688; thence South 89°54'54" West along said south line a distance of 2,368.35 feet to the point of beginning of this description, and containing 129.89 Acres, more or less.

EXCEPTING THEREFROM:

The easterly 40 feet, by parallel lines, of those portions of the above described parcel that directly adjoin State Road 13, on account of a previous dedication of Right of Way described in Deed Record 2018-25502 in the Recorder's Office of Elkhart County, Indiana.

II. Development Concept Overview:

- a. Summary: The proposed project includes no modification to the current land use of the property, other than the construction of a new home, which will then render the current habitable structure an "accessory structure" as soon as the landowner and current occupant changes their primary residence to the new home. Within the same will be an "accessory dwelling" as defined within the Elkhart County Zoning Ordinance.
 - i. It should be noted that an "accessory dwelling" is a use that is **permitted by right** within the A-1 zone, according to the Elkhart County Zoning Ordinance.
 - ii. The accessory structure is (metal) post frame construction and contains a two-story residential dwelling that is 2,400 square feet in size.
 1. This exceeds the maximum height (1-story) allowed for an "accessory dwelling" by 1-story. This GPUD/DPUD therefore is requesting relief (a variance) from this requirement.
 2. This also exceeds the maximum area allowed for an "accessory dwelling" by 1,200 square feet. This GPUD/DPUD therefore is requesting relief (a variance) from this requirement.
- b. Reason for the Chosen Location: The location is land purchased several years ago by the current landowner for the specific purpose of building a residence and living upon the same. It is directly adjacent to property owned and occupied by immediate family members as well.
- c. Relationship of Intended Use with Existing Surrounding Uses: The current land use, as well as the proposed land use, is perfectly consistent with all surrounding land uses.
- d. Land use Intent by Percentage: The proposed use of the property will remain 100% residential. (within an A-1 zone, as allowed by Elkhart County Zoning Ordinance)
- e. General Protections for Surrounding Residential Uses: None. (not applicable)

III. Development Concept Details:

- a. Site Improvements & Changes: As noted on the site plan support drawing, the construction of a new single family home is proposed. This is the only improvement and/or change to the site being proposed within this GPUD/DPUD.
- b. Project Phasing: Given that the proposed improvements will all be built at one time, there is no phasing contemplated for the project.
- c. Days and Hours of Operation: Not applicable given the residential nature of the existing and future land use.
- d. General Indoor and Outdoor Activity: Not applicable given the residential nature of the existing and future land use.
- e. Roadway Impacts: No impact of note, given that an "accessory dwelling" is permitted by right within the Elkhart County Zoning Ordinance, as long as no new driveway or curb cut is proposed, which is the case on this project.
- f. MSR Impacts: As can be seen on the site plan support drawing, land disturbance is anticipated to be less than one acre. Therefore, no impact of note is anticipated.

IV. Deviations from Zoning Ordinance Standards:

- a. See section **II-a-ii-1** and **II-a-ii-2** above.

V. Water & Sanitary Systems:

- a. The site will continue to utilize a private (on-site) potable water well, subject to all other local and non-local regulations, as well as a private (on-site) septic system, also subject to all other local and non-local regulations.

VI. Add'l Items Associated with DPUD Component of this Submittal:

- a. What follows are those sections of the "DPUD Narrative Checklist" that are not already included either within the GPUD narrative above, or on the accompanying site plan support drawing.
 - i. Parking & Parking Surfaces Plan: As shown on site plan support drawing, this will consist of a typical residential driveway.
 - ii. Overview of Stormwater Plan: Discussion regarding this topic is included on the site plan support drawing. In short, impacts to drainage are minimal and will be managed sufficiently by existing and/or naturally occurring site conditions.
 - iii. Soils: Please see below. For a map of the three borings taken, please see site plan support drawing. NRCS Soils data for the balance of the site is also provided on the site plan support drawing.
 - iv. Traffic: This section within said checklist is clearly intended to deal with non-residential land uses, or residential uses associated with an entire development. (single or multi-family in nature) Generally, traffic impact estimates and studies would NOT be required locally or non-locally when associated with the construction of one new single family home on a buildable tract of land. Further, in the particular case at hand, no new residents will be added as part of this project, as the current landowner and resident will simply be occupying both the primary dwelling and the accessory dwelling in the future.

- v. Stormwater: Please see comment in item 'ii' above, as well as upon the accompanying site plan support drawing.

Soil Boring Data (provided by others)



Eickholtz, Inc.
Soil & Environmental Consulting
 10489 N 900 E Kendallville IN 46755
 Phone: (260)318-2858

Soil Survey for On-Site Waste Disposal prepared for:

Mitch & Jacqueline Hawkins
C/O Reliance Construction
 201 S Main St.
 Nappanee, IN 46550

Phone: 574-773-4308

Site Information: Date: 4/17/2024
County: Elkhart Twp: York
Legal description: Section 26 T38N R7E
Site Address: New home at #53829 SR 13.
Status of System: Proposed Structure: 4 Bedroom
Subject to ponding: None
Evidence of soil disturbance:
 None
Notes/Additional Information:
 Vegetation: grasses
 Parent material glacial outwash.

Dear Client: The soil survey for on-site waste disposal has been completed at your request. A copy of this report has been forwarded to the county health department. For an interpretation of this report or for information about obtaining a septic system permit contact the health department at (574)875-3391. Sites for potential septic systems should be protected from construction activity other than system installation. Septics perform poorly on compacted or filled sites. Thank you, Soil Scientist at the site: Tom Eickholtz, CPSS #3327

Data For Boring #1 Depth to Compact till: >60" Depth to Poor Filter: >60" Depth to Wetness Characteristics: >60"

| Horizon Depth " | USDA Texture | Grade | Shape | Consistence | Matrix Color | Mottle Color | Coarse Fragment | Efferescence | Notes: |
|-----------------|--------------|-------|-------|-------------|--------------|--------------|-----------------|--------------|--------|
| Ap 0-13 | SL | M | GR | FR | 10YR 3/3 | / | 0-5% | none | |
| Bt1 13-24 | SL | M | SBK | FR | 10YR 4/4 | / | 0-5% | none | |
| Bt2 24-44 | SCL | M | SBK | FI | 7.5YR 4/4 | / | 5-15% | none | |
| Bt3 44-60 | SL | W | SBK | FR | 7.5YR 4/4 | / | 10-20% | none | |
| | | | | | | | | | |
| | | | | | | | | | |

Data For Boring #2 Depth to Compact till: >60" Depth to Poor Filter: >60" Depth to Wetness Characteristics: >60"

| Horizon Depth " | USDA Texture | Grade | Shape | Consistence | Matrix Color | Mottle Color | Coarse Fragment | Efferescence | Notes: |
|-----------------|--------------|-------|-------|-------------|--------------|--------------|-----------------|--------------|--------|
| Ap 0-11 | SL | M | GR | FR | 10YR 3/3 | / | 0-5% | none | |
| A2 11-23 | SL | W | SBK | FR | 10YR 3/3 | / | 0-5% | none | |
| Bt1 23-35 | SL | W | SBK | FR | 10YR 4/4 | / | 5-15% | none | |
| E/Bt 35-45 | LS | W | SBK | VFR | 10YR 4/4 | / | 5-15% | none | |
| Bt2 45-54 | SCL | M | SBK | FI | 7.5YR 4/4 | / | 5-15% | none | |
| Bt3 54-60 | SL | W | SBK | FR | 10YR 4/4 | / | 5-15% | none | |
| | | | | | | | | | |

Data For Boring #3 Depth to Compact till: >60" Depth to Poor Filter: >60" Depth to Wetness Characteristics: >60"

| Horizon Depth " | USDA Texture | Grade | Shape | Consistence | Matrix Color | Mottle Color | Coarse Fragment | Efferescence | Notes: |
|-----------------|--------------|-------|-------|-------------|--------------|--------------|-----------------|--------------|--------|
| Ap 0-14 | SL | M | GR | FR | 10YR 4/3 | / | 0-5% | none | |
| A2 14-27 | SL | W | SBK | FR | 10YR 3/3 | / | 0-5% | none | |
| Bt1 27-38 | SL | W | SBK | FR | 10YR 4/4 | / | 0-5% | none | |
| Bt2 38-49 | SCL | M | SBK | FI | 10YR 4/4 | / | 0-5% | none | |
| Bt3 49-60 | SCL | M | SBK | FI | 7.5YR 4/4 | / | 5-15% | none | |
| | | | | | | | | | |

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 11, 2024

Transaction Number: DPUD-0374-2024.

Parcel Number(s): 20-16-31-300-015.000-003, 20-16-31-300-021.000-003.

Existing Zoning: GPUD B-3.

Petition: for a zone map change from GPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as NORTH TRACE RV RESORT DPUD B-3.

Petitioner: North Trace RV Resort LLC, represented by Surveying and Mapping LLC.

Location: west side of CR 29, 1,240 ft. south of CR 56, in Benton 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 & Agricultural |
| North | A-1 | Residential & Agricultural |
| South | AG | Kosciusko County |
| East | B-3 & A-1 | Mobile Home Park & Residential |
| West | A-1 | Residential & Agricultural |

Site Description: The subject property consists of two parcels (7.59 ac & 38.33 ac) totaling 45.92 acres, is irregular in shape, and consists mostly of agricultural land. The structures on the property have been removed.

History and General Notes:

- **August 21, 2023** - The Board of County Commissioners approved a zone map change from A-1 to GPUD B-3 (PC 2023-09).

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 Zoning Ordinance. 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 develop a new RV campground between Syracuse and Goshen.

Plan Commission Staff Report (Continued)

Hearing Date: July 11, 2024

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. Commercial development should be directed towards urban growth areas to take advantage of their proximity to municipal infrastructure.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable with what would be expected in an agricultural or residential area adjacent to a town.
3. The most desirable use of the subject property is agricultural, residential, and/or other compatible and supporting uses. The Town of Syracuse and two large recreational lakes are located south of the proposed development.
4. The request conserves property values by allowing other compatible and supporting uses. There is an existing mobile home park to the east of the proposed development.
5. The proposed rezoning promotes responsible growth and development. The proposed development will utilize water & sewer utilities from the Town of Syracuse.

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD - Rezoning, Plat & Site Plan

DPUD-0374-2024

Date: 06/03/2024 Meeting Date: July 11, 2024
Plan Commission Hearing (PUD) Transaction #: DPUD-0374-2024

Description: for a zone map change from GPUD B-3 TO DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as NORTH TRACE RV RESORT DPUD B-3

| <u>Applicant</u> | <u>Land Owner</u> | <u>Private Surveyor</u> |
|---|---|---|
| Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514 | North Trace Rv Resort Llc 23571 County Road 38 Goshen, IN 46526 | Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514 |

| | |
|--|---|
| Site Address: 72987 County Road 29 SYRACUSE, IN 46567 | Parcel Number: 20-16-31-300-015.000-003 20-16-31-300-021.000-003 |
|--|---|

Township: Benton
Location: WEST SIDE OF CR 29, 1,240 FT SOUTH OF CR 56

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

Lot Area: 45.92 Frontage: 605.00 Depth: 3,025.00

| | |
|-------------------|----------------------|
| Zoning: B-3, GPUD | NPO List: 06/24/2024 |
|-------------------|----------------------|

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:

JACKSON



BENTON

A-1

A-1

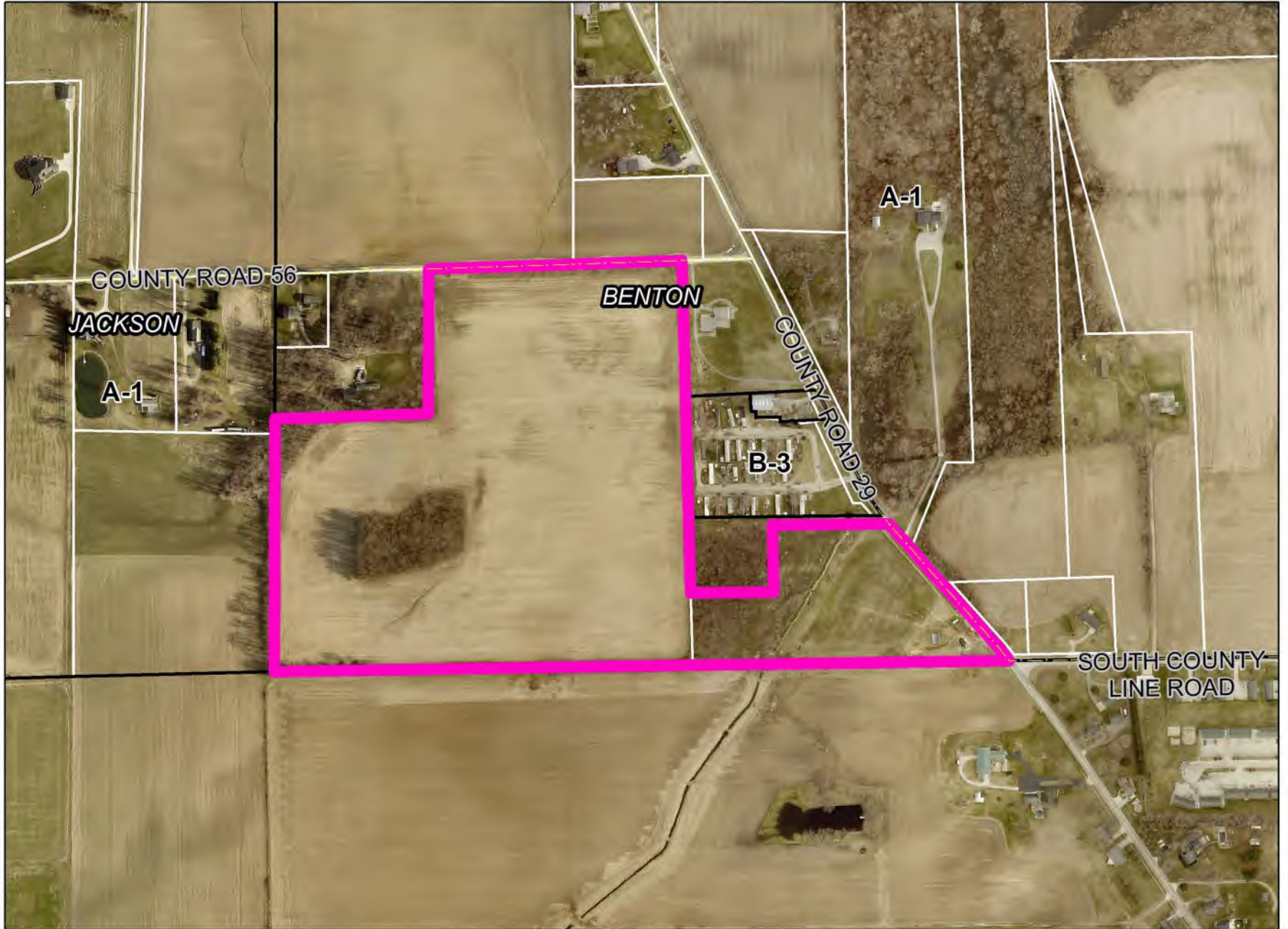
B-3

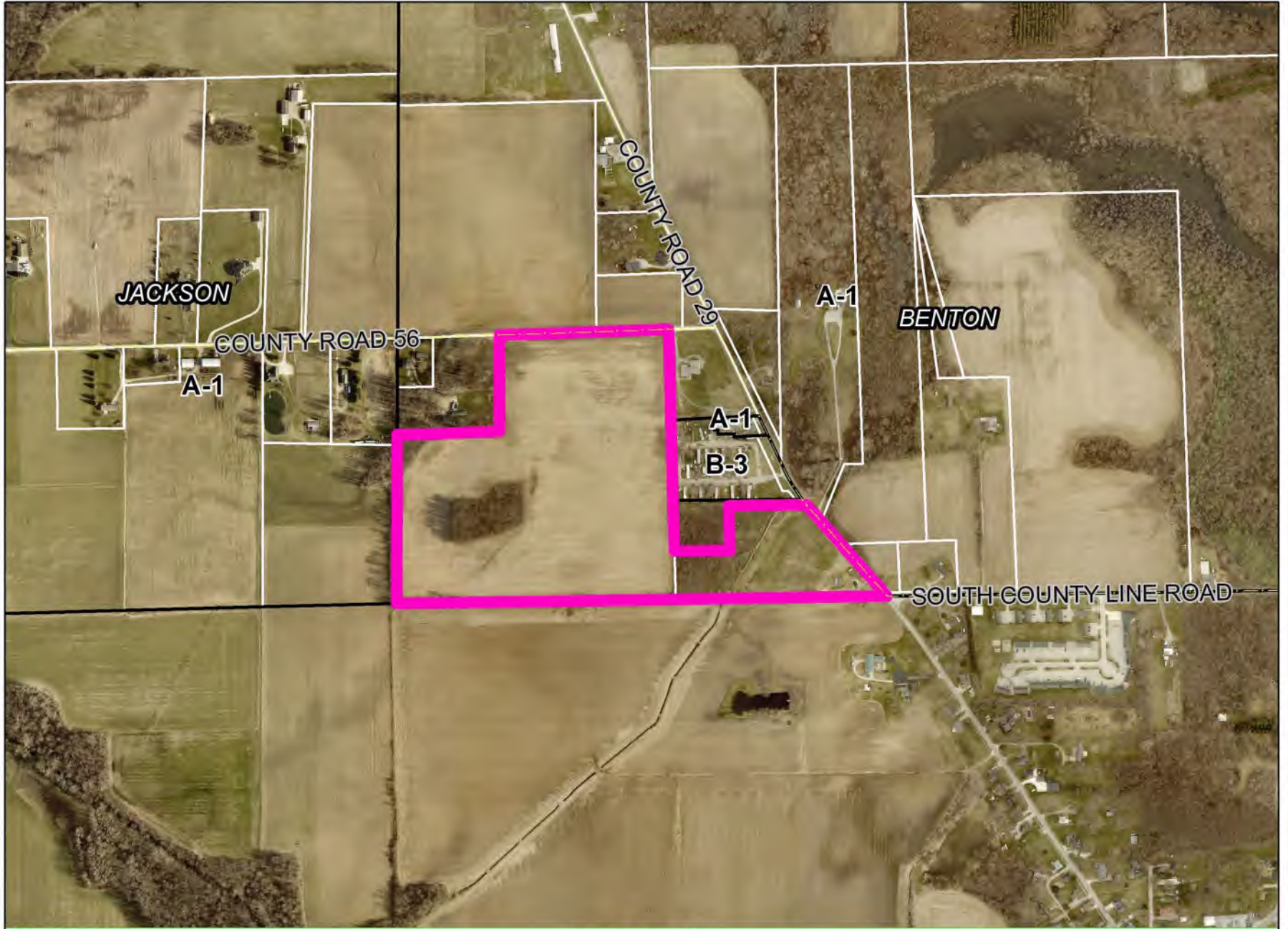
COUNTY ROAD 56

COUNTY ROAD 29

A-1







SEE SHEET 2
TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'

TYPICAL SPACE DETAILS
SCALE 1" = 20'



NORTH TRACE BY RESORT D.P.S.D. B-2

- NOTE:** SEE SHEET 2 FOR INFORMATION ON THE LOCATION OF THE...
1. THE...
2. THE...
3. THE...
4. THE...
5. THE...
6. THE...
7. THE...
8. THE...
9. THE...
10. THE...

- LEGEND:**
1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...
11. ...
12. ...
13. ...
14. ...
15. ...
16. ...
17. ...
18. ...
19. ...
20. ...

| | |
|----|-----|
| 1 | ... |
| 2 | ... |
| 3 | ... |
| 4 | ... |
| 5 | ... |
| 6 | ... |
| 7 | ... |
| 8 | ... |
| 9 | ... |
| 10 | ... |
| 11 | ... |
| 12 | ... |
| 13 | ... |
| 14 | ... |
| 15 | ... |
| 16 | ... |
| 17 | ... |
| 18 | ... |
| 19 | ... |
| 20 | ... |



| Lot No. | Area (Sq. Ft.) | Area (Ac.) | Notes |
|---------|----------------|------------|-------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

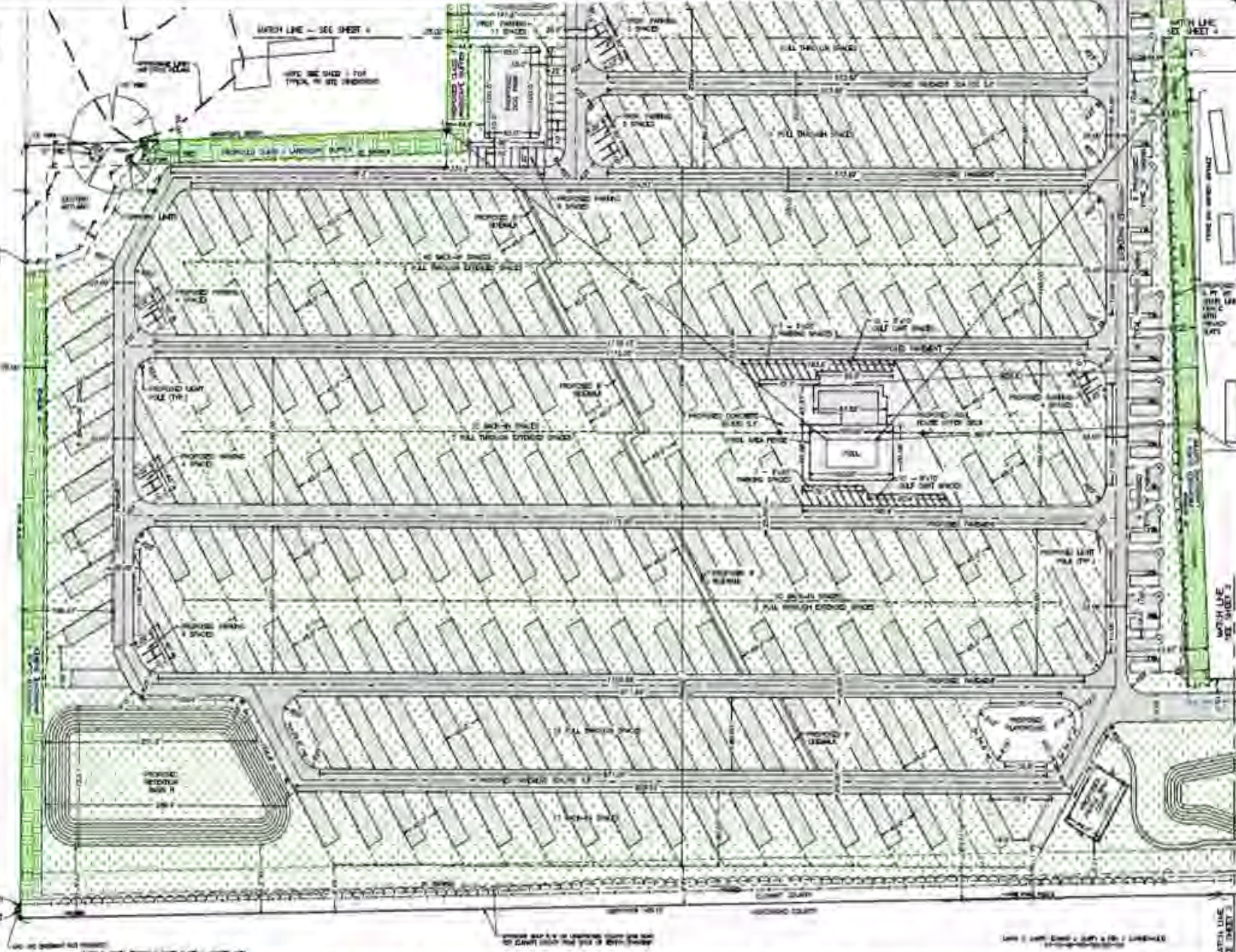
2810 Dexter Drive
Clark, E. 46514
Phone 374-386-1010
Email info@sam.ir

DRAWING FILED 1984-JULY-20
CORRECTION FILED 1970/0304
HORIZONTAL SCALE: 1"=400'
VERTICAL SCALE: NONE
ENGINEER: JOHN H. HUGHES, P.E.
TECHNICIAN: AKA

PROPOSED SITE PLAN - OVERALL
NORTH TRACE BY RESORT INC., 72887 CR 28 SYDRAUSE,
P.O. BOX 174, SEC. 21, T25N, R7E,
BENTON TWP., CLARKE CO., INDIANA

NORTH TRACE OF RESORT
S.P.U.D. 9-3

- SYMBOL LEGEND**
- 1 Other Types
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
 - 24
 - 25
 - 26
 - 27
 - 28
 - 29
 - 30
 - 31
 - 32
 - 33
 - 34
 - 35
 - 36
 - 37
 - 38
 - 39
 - 40
 - 41
 - 42
 - 43
 - 44
 - 45
 - 46
 - 47
 - 48
 - 49
 - 50
 - 51
 - 52
 - 53
 - 54
 - 55
 - 56
 - 57
 - 58
 - 59
 - 60
 - 61
 - 62
 - 63
 - 64
 - 65
 - 66
 - 67
 - 68
 - 69
 - 70
 - 71
 - 72
 - 73
 - 74
 - 75
 - 76
 - 77
 - 78
 - 79
 - 80
 - 81
 - 82
 - 83
 - 84
 - 85
 - 86
 - 87
 - 88
 - 89
 - 90
 - 91
 - 92
 - 93
 - 94
 - 95
 - 96
 - 97
 - 98
 - 99
 - 100
- LINE TYPE LEGEND**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
 - 24
 - 25
 - 26
 - 27
 - 28
 - 29
 - 30
 - 31
 - 32
 - 33
 - 34
 - 35
 - 36
 - 37
 - 38
 - 39
 - 40
 - 41
 - 42
 - 43
 - 44
 - 45
 - 46
 - 47
 - 48
 - 49
 - 50
 - 51
 - 52
 - 53
 - 54
 - 55
 - 56
 - 57
 - 58
 - 59
 - 60
 - 61
 - 62
 - 63
 - 64
 - 65
 - 66
 - 67
 - 68
 - 69
 - 70
 - 71
 - 72
 - 73
 - 74
 - 75
 - 76
 - 77
 - 78
 - 79
 - 80
 - 81
 - 82
 - 83
 - 84
 - 85
 - 86
 - 87
 - 88
 - 89
 - 90
 - 91
 - 92
 - 93
 - 94
 - 95
 - 96
 - 97
 - 98
 - 99
 - 100



| | | | |
|-----|----------|----|------|
| NO. | REVISION | BY | DATE |
| | | | |
| | | | |
| | | | |



2810 Daver Drive
Elkhart, IN 46514
Phone: 574-286-1010
Email: info@sam-air.com

DRAWN FILE: 1004-10000000
DATE: 06/23/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NONE
DESIGNED BY: J. R. BROWN, P.E.
CHECKED BY: J. R. BROWN, P.E.
PROJECT NO.: 1004-10000000



PROPOSED SITE PLAN - SOUTH
NORTH TRACE BY RESORT LLC, 12867 CR 28 SYRACUSE,
IN, SW 1/4 SEC. 31, T85N R7E,
BENTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 02300000

SHEET 3
OF 9

LOCAL INFORMATION:

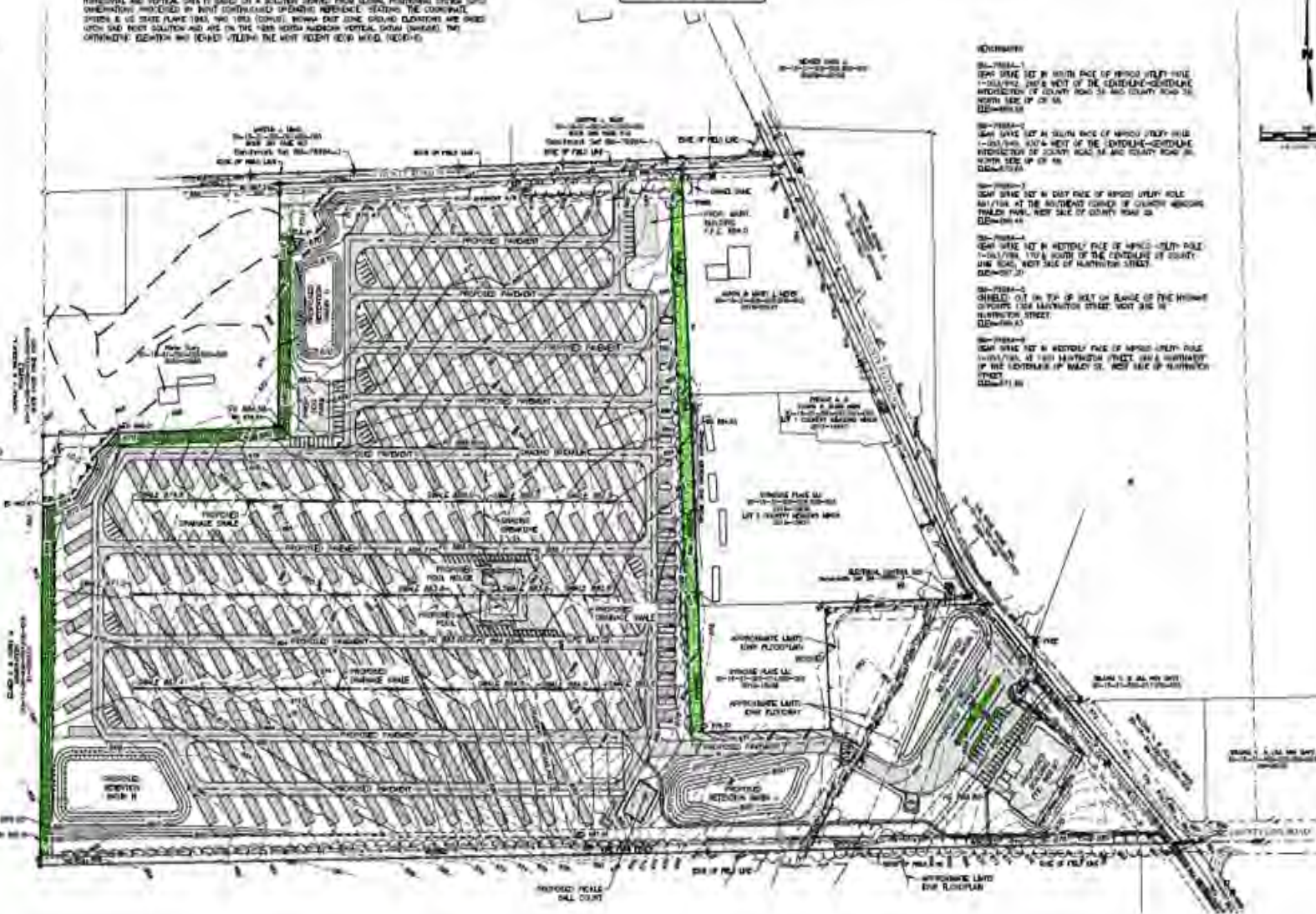
HORIZONTAL AND VERTICAL DATA IS BASED ON A DATUM DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OPERATIONS PROVIDED BY POINT CONTINUEDLY OPERATING REFERENCE STATIONS. BEARING THE CONVENTIONAL SYSTEM & USE STATE PLANE TMS, NAD 1983 CONUS). KNOWING THAT SOME GIS/NO PLANNERS ARE SPOKE WITH SMO AND BEST SOLUTION AND ARE ON THE WEB NORTH AMERICAN VERTICAL DATUM (NAVD83), THE CONVENTION: ELEVATION AND BEARS VERTICAL IN THE NEXT IDENTI SUB W/OD, (1983-13).

NORTH TRACE RV RESORT
D.P.U.D. B-3

NOTE 1.046
SEE SHEET 7 OF 11

NOTICES:

- 301-12384-1
S&M DRIVE SET IN NORTH FACE OF HURDIS UTILITY POLE 1-1021343, 520' & WEST OF THE CENTERLINE-CENTRAL LINE INTERSECTION OF COUNTY ROAD 34 AND COUNTY ROAD 38, NORTH SIDE OF CP 58, ELEVATION 850.
- 301-12384-2
S&M DRIVE SET IN SOUTH FACE OF HURDIS UTILITY POLE 1-1021343, 520' & WEST OF THE CENTERLINE-CENTRAL LINE INTERSECTION OF COUNTY ROAD 34 AND COUNTY ROAD 38, NORTH SIDE OF CP 58, ELEVATION 850.
- 301-12384-3
S&M DRIVE SET IN EAST FACE OF HURDIS UTILITY POLE 1-1021343, 520' & WEST OF THE CENTERLINE-CENTRAL LINE INTERSECTION OF COUNTY ROAD 34 AND COUNTY ROAD 38, WEST SIDE OF MARIAN STREET, ELEVATION 850.
- 301-12384-4
S&M DRIVE SET IN WESTERN FACE OF HURDIS UTILITY POLE 1-1021343, 520' & SOUTH OF THE CENTERLINE OF COUNTY ROAD 34, WEST SIDE OF MARIAN STREET, ELEVATION 850.
- 301-12384-5
SHIELDED OUT IN 20' OF BOLT OR BLANK OF THE WINDMILL (SPOILS) IN 130' MARIAN STREET, WEST SIDE OF MARIAN STREET, ELEVATION 850.
- 301-12384-6
S&M DRIVE SET IN WESTERN FACE OF HURDIS UTILITY POLE 1-1021343, 520' & SOUTH OF THE CENTERLINE OF COUNTY ROAD 34, WEST SIDE OF MARIAN STREET, ELEVATION 850.



| | | | |
|-----|----------|----|------|
| NO. | REVISION | BY | DATE |
| | | | |
| | | | |
| | | | |

2810 Dexter Drive
Ellettsville, IN 46514
Phone: 317-746-1010
Email: info@sam-inc.com

DRAWN FILE: 78894-CAD06.DWG
CERTIFICATE DATE: 08/20/2024
HORIZONTAL SCALE: 1" = 160'
VERTICAL SCALE: NONE
ENGINEER: Dawn S. Hughes, P.E.
TECHNICAL: AMR



PROPOSED OVERALL GRADING PLAN
NORTH TRACE RV RESORT LLC, 72867 CR 29 SYRACUSE,
PT. SW 1/4, SEC. 31, T45N, 47E,
BOYD TWP., CLAYTON CO., INDIANA
JOB NUMBER: 12387865

SHEET 7
OF 9

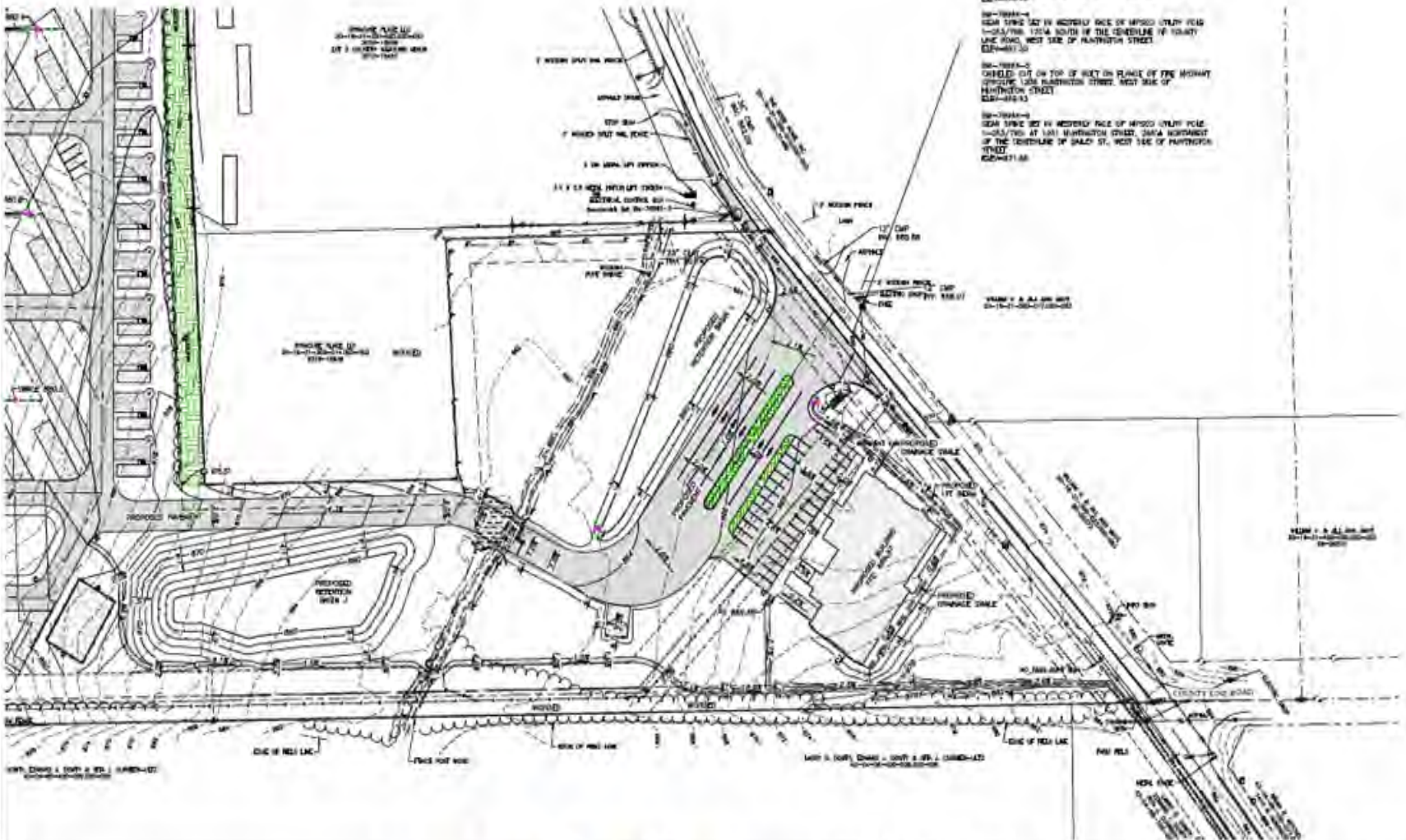
NORTH TRACE RV RESORT
D.P.U.D. B-3

GENERAL INFORMATION

HORIZONTAL AND VERTICAL WORK IS BASED ON A DATUM DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROVIDED BY LOCAL CONTIGUOUS OPERATING SURVEYORS. ELEVATIONS ARE COORDINATED SYSTEMS IN AN ELEVATION BENCH MARK (BENCH MARK) DATUM. ELEVATIONS ARE BASED UPON THE MOST RECENT AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD83). THIS DATUM'S ELEVATION HAS BEEN ADJUSTED USING THE MOST RECENT GEOID MODEL (GEOID16).

NOTES

- 1. SEAN TRUCK SET IN SOUTH SIDE OF IMPROVED COUNTY ROAD 29 (1+04.7/104.7) 300' W. OF THE CENTERLINE-CORNER INTERSECTION OF COUNTY ROAD 29 AND COUNTY ROAD 29, NORTH SIDE OF CR 29. ELEVATION: 81.0
- 2. SEAN TRUCK SET IN SOUTH SIDE OF IMPROVED COUNTY ROAD 29 (1+04.7/104.7) 300' W. OF THE CENTERLINE-CORNER INTERSECTION OF COUNTY ROAD 29 AND COUNTY ROAD 29, NORTH SIDE OF CR 29. ELEVATION: 81.0
- 3. SEAN TRUCK SET IN EAST SIDE OF IMPROVED COUNTY ROAD 29 (1+04.7/104.7) AT THE SOUTHWEST CORNER OF COUNTY HIGHWAY TRAILWAY DRIVE, WEST SIDE OF COUNTY ROAD 29. ELEVATION: 81.0
- 4. SEAN TRUCK SET IN WESTERN SIDE OF IMPROVED COUNTY ROAD 29 (1+04.7/104.7) 150' SOUTH OF THE CENTERLINE OF COUNTY LINE ROAD, WEST SIDE OF HANFORD STREET. ELEVATION: 81.0
- 5. CHECKED OUT ON TOP OF HOLE ON PLANE OF THE MOUNTAIN (CONTOUR) 100' HANFORD STREET, WEST SIDE OF HANFORD STREET. ELEVATION: 81.0
- 6. SEAN TRUCK SET IN WESTERN SIDE OF IMPROVED COUNTY ROAD 29 (1+04.7/104.7) AT 100' HANFORD STREET, 200' WEST OF THE CENTERLINE OF HANFORD STREET, WEST SIDE OF HANFORD STREET. ELEVATION: 81.0



DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

DATE: 08/10/2016
DRAWN BY: J. HARRIS

| | | | |
|-----|----------|----|------|
| NO. | REVISION | BY | DATE |
| | | | |
| | | | |
| | | | |



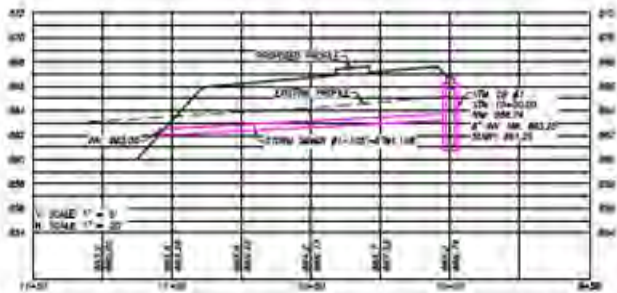
2810 Bester Drive
Elkhart, IN 46014
Phone: 574-286-1010
Email: info@sam.biz

DRAWING FILE: 7884-GRADING.PWG
CERTIFICATION DATE: 08/10/2016
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NONE
ENGINEER: Dale S. Bishop, P.E.
TECHNICIAN: JRM



PROPOSED GRADING PLAN - EAST
NORTH TRACE RV RESORT LLC, 72887 CR 29 SYRACUSE,
PT. SW 1/4, SEC. 21, T35N, R7E,
BENTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 10287884

SHEET 8
OF 9



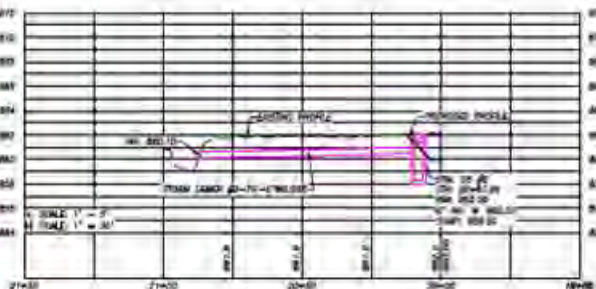
Determination of Coefficient "C" for Flooded Wastewater

| Station | Flow (cfs) | Area (sq ft) | Velocity (ft/s) | Friction (ft/100 ft) | Loss (ft) | Head (ft) | Loss (ft) | Head (ft) |
|---------|------------|--------------|-----------------|----------------------|-----------|-----------|-----------|-----------|
| 17+00 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+10 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+20 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+30 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+40 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+50 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |

Proposed Manhole Schedule

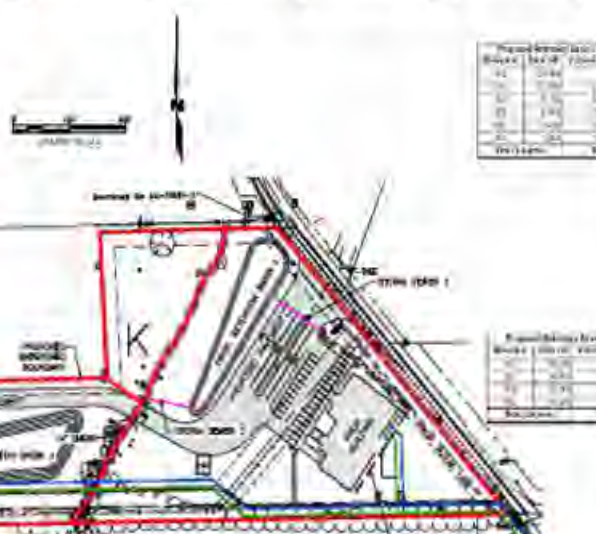
| Station | Flow (cfs) | Area (sq ft) | Velocity (ft/s) | Friction (ft/100 ft) | Loss (ft) | Head (ft) | Loss (ft) | Head (ft) |
|---------|------------|--------------|-----------------|----------------------|-----------|-----------|-----------|-----------|
| 17+00 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+10 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+20 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+30 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+40 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+50 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |

PROPOSED PROFILE
EXISTING PROFILE
PROPOSED MANHOLE



Proposed Manhole Schedule

| Station | Flow (cfs) | Area (sq ft) | Velocity (ft/s) | Friction (ft/100 ft) | Loss (ft) | Head (ft) | Loss (ft) | Head (ft) |
|---------|------------|--------------|-----------------|----------------------|-----------|-----------|-----------|-----------|
| 17+00 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+10 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+20 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+30 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+40 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+50 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |



Proposed Manhole Schedule

| Station | Flow (cfs) | Area (sq ft) | Velocity (ft/s) | Friction (ft/100 ft) | Loss (ft) | Head (ft) | Loss (ft) | Head (ft) |
|---------|------------|--------------|-----------------|----------------------|-----------|-----------|-----------|-----------|
| 17+00 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+10 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+20 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+30 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+40 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |
| 17+50 | 10.0 | 100 | 1.0 | 0.02 | 0.20 | 1.00 | 0.20 | 1.20 |

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |

SAM
2810 Becker Drive
Clemont, NJ 08514
Phone: 973-284-0100
Email: info@sam.com

OWNER: FEEBEE-ORANGE-RV
NOTIFICATION DATED: 04/28/2024
HORIZONTAL SCALE: 1" = 100' / 30'
VERTICAL SCALE: 1" = 5'
DRAWN: DAVID R. BISHOP, P.E.
CHECKED: MHA

PROPOSED OVERALL DRAINAGE PLAN
NORTH TRACE RV RESORT LLC, 72907 DR 28 SYRACUSE,
NY, SW 1/4, SEC. 31, T30N, R7E,
BENTON TWP., ELLIOTT CO., ILLINOIS
JOB NUMBER: 124202404

SHEET 9
OF 9

**Detailed Planned Unit Development
to be known as**

North Trace RV Resort D.P.U.D. B-3

Situated in the Southwest Quarter, Section 31,
Township 35 North, Range 7 East,
Benton Township, Elkhart County, Indiana

Tax ID Numbers:

20-16-31-300-015.000-003 and 20-16-31-300-021.000-003

Address: 72987 County Road 29, Syracuse IN 46567

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 60880266

Email: debra.hughes@sam.biz

May 31, 2024

D.P.U.D. Description

Legal Description Parcel No. 20-16-31-300-015.000-003

Warranty Deed Doc. No. 2023-08308

Beginning 171 rods West of the Southeast corner of Section 31, Township 35 North, Range 7 East at a point where the South line of said Section intersects the middle of the Huntington Road; thence running West 1033-1/2 feet; thence North 479-1/4 feet; thence East to the center of said Huntington Road, being approximately 627 feet, more or less; thence following the center of said Huntington Road in a Southeasterly direction to the Place of Beginning, containing 9-1/2 acres more or less, and being situated in the East Half of the Southwest Quarter of said Section 31. Excepting therefrom a part of the Southwest Quarter of Section 31, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana and more particularly described as follows: Commencing at the South Quarter corner of Section 31, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana; thence North 89 degrees 04 minutes West along the South line of the Southwest Quarter of said Section 31, a distance of 160.40 feet to the centerline of County Road #29 (Huntington Road); thence North 39 degrees 43 minutes West along said centerline of County Road #29, a distance of 627.50 feet to the Point of Beginning of this description; thence North 89 degrees 10 minutes West, a distance of 351.70 feet; thence South 01 degree 11 minutes East, a distance of 240.0 feet; thence North 89 degrees 10 minutes West, a distance of 275.0 feet; thence North 01 degree 11 minutes West, a distance of 250.0 feet; thence South 89 degrees 10 minutes East, a distance of 618.5 feet to the centerline of County Road #29 (Huntington Road); thence South 39 degrees 43 minutes East along Said centerline, a distance of 13.15 feet to the aforementioned Point of Beginning.

Legal Description Parcel No. 20-16-31-300-021.000-003

Warranty Deed Doc. No. 2023-00572

The Southwest Quarter of the Southwest Quarter of Section 31, Township 35 North, Range 7 East, Second Principal Meridian, Benton Township, Elkhart County, Indiana, saving and excepting therefrom the following described tract, to-wit: Beginning at the point of intersection of the centerline of County Road No. 56 and the West line of the Southwest Quarter of said Section 31; thence East along the centerline of said County Road No. 56 505.00 feet to a point; thence South parallel with the West line of said Quarter Section, 479.00 feet to a point; thence West parallel with the centerline of County Road No. 56, 505.00 feet to the West line of said Quarter Section; thence North on said West line 479.00 feet to the point of beginning.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

1. Project Overview

A. Project Summary:

- 1) The property is currently owned by North Trace RV Resort LLC.
- 2) The property use will be restricted is a top-quality recreational vehicle campground. This will include an office, store and community room, swimming pool and pool house, maintenance building, playground, pickle ball court, dog park with associated pavement, grading, drainage, and utility improvements.
- 3) The D.P.U.D. B-3 zone is requested to allow the commercial use of the property with restrictions near existing residential use properties.

B. Reasons for the chosen location:

- 1) The property is on County Road 29 north of Syracuse. The Town of Syracuse has agreed to allow extension of Town sanitary sewer and water main utilities north to service the campground.
- 2) The location will provide convenient pedestrian, bicycle and golf cart access to the stores, restaurants, and lakes in town with a new pedestrian sidewalk from the campground to the town.

C. Relation of existing uses to surrounding land uses:

- 1) East: Residential, zoned A-1 and B-3 (Syracuse Place Trailer Park)
- 2) Southeast: Residential, zoned R (Kosciusko County)
- 3) West: Residential, zoned A-1
- 4) North: Residential, zoned A-1.
- 5) South: Agricultural, zoned A and R (Kosciusko County)

D. Proposed Land use:

| LAND USE CALCULATIONS | SF | AC |
|-----------------------|-----------|-------|
| PROPERTY AREA | 1,957,303 | 44.93 |
| CR 29 ROW | 25,145 | 0.58 |
| CR 56 ROW | 34,598 | 0.79 |
| COUNTY LINE RD ROW | 47,887 | 1.10 |
| BUFFER AREA | 63,085 | 1.45 |
| D.P.U.D. B-3 LAND USE | 1,786,588 | 42.11 |

E. Protections for surrounding residential uses against nuisances:

- 1) There will be outside lighting on the proposed buildings and in the proposed campground area. Outdoor lighting will be shielded to avoid shedding light on adjoining properties. The campground lighting will be minimized to allow darkness for stargazing and sleeping.
- 2) There will be no outdoor speakers on the property.
- 3) Class II landscape buffer to be installed on east and west property lines adjacent to existing residential uses. Existing trees will remain where possible in the proposed buffer areas. Some existing trees will be removed in areas where grading work is needed.

2. Development project details

- A. Site Improvements and Changes
 - 1) Three buildings are proposed. The main building will have the office, store, and community room. There will also be a swimming pool with adjacent pool building and a maintenance building.
- B. Project Phasing
 - 1) The project will be completed in three phases. Phase locations are indicated on the Site Plans. The first phase will be in 2025. Phase 2 construction is planned for 2027. Phase 3 construction is planned for 2033.
- C. Site Access
 - 1) One new access driveway from County Road 29 is proposed for the campground entrance and exit.
 - 2) One additional access driveway from County Road 56 is proposed for the maintenance entrance and exit. This driveway will be gated with the gate closed when not needed for maintenance access.
- D. Days and Hours of Operation
 - 1) Office Hours: 9 am to 8 pm, with staggered shift start/end times to cover hours of operation.
 - 2) Pool Hours: 9 am to 10 pm
- E. Indoor and Outdoor Activity
 - 1) The RV resort will be for motor homes and towable trailers. The parking spaces will be for rental use only. No camping spaces will be sold.
 - 2) The swimming pool will be used as weather permits.
 - 3) The playground and dog park will be used as weather permits.
 - 4) The pickle ball court will be used as weather permits.
- F. Number of Visitors per Day
 - 1) The owner plans for 40 percent occupancy during the first year. Future occupancy is projected to be 80 percent. There are 230 camp spaces in the campground.
 - 2) There will be 8 employees.
- G. Number of Trucks and other vehicles per day
 - 1) Two box trucks per day are estimated. No semi-trucks access is permitted.
- H. Parking and Parking Surfaces Plan
 - 1) There will be 31 vehicle parking spaces for the office, store, and community room.
 - 2) There will be 14 vehicle and 20 golf cart parking spaces at the pool.
 - 3) There will be 19 vehicle parking spaces at the dog park.
 - 4) There will be 10 vehicle parking spaces at the maintenance building.
 - 5) There will be 36 vehicle parking spaces scattered in the campground.
 - 6) Parking spaces and access drives will be paved with asphalt.
 - 7) Camping spaces will be paved with concrete.
- I. Storage and Display
 - 1) No outside storage or display is planned.

J. Overview of Stormwater Plan

1) Stormwater will flow overland through campground following natural drainage patterns. There are drainage swales planned in three areas which will drain into proposed drainage structures. Drainage will then be conveyed through storm sewer pipes to the retention basins on site. Stormwater in the campground area will be retained on-site until it infiltrates into the soil.

2) Stormwater on the east part of the property will be collected by surface drainage into a retention basin on the east side of the existing drainage ditch. This drainage will be released at a restricted rate into the existing drainage ditch.

K. Signage

1) There will be a proposed monument sign near the entrance on County Road 29.

2) There will be signage on the building.

3) The owner understands that a separate sign permit is required.

3. Deviations from Zoning Ordinance standards

A. None

3.1 Deviations from Highway Dept. Standards

A. One entrance driveway from County Road 29

B. One entrance driveway from County Road 56 for maintenance use only. This driveway will be gated and locked when not in use.

C. Passing lane on County Road 29 not be installed when Phase 1 opens. Passing lane construction to be included with Phase 2 work.

4. Water Supply and Sanitary Sewer Plan

A. The site is north of the Town of Syracuse north boundary. As a result, municipal sanitary sewer and water services are available.

B. Each campsite will have sanitary sewer and water services.

C. The main building, pool building, and maintenance building will also have sanitary sewer and water services.

5. Soils Report

A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. Site soils include Brady sandy loam, Bristol loamy sand, Bronson sandy loam, Brookston loam, Gilford sandy loam, Riddles-Oshtemo sandy loam and Riddles-Oshtemo complex.

B. There is also Palma muck located in one wetland area.

C. The existing soils data is shown on the Existing Conditions Plan.

D. The soil survey depth to water table varies from 0 inches to 80 inches over the entire property.

E. There are ponding soils at the unnamed drainage ditch and westerly. These are in the same location as the existing wetlands.

6. Traffic Report

- A. Traffic Data:
 - 1) County Road 29 south of CR 56: 3543 (Elkhart County 2025)
 - 2) County Road 56 west of County Road 29: 271 (2025)
- B. Number of Vehicles to/from County Road 29: ___ per day: (___0%)
- C. Number of vehicles to/from County Road 56: 4 per day: (1.5%)
- D. The posted speed limit on County Road 29 is 45 m.p.h.
- E. There is no posted speed limit on CR 56. A 55 m.p.h speed limit is assumed.

7. Storm Water Report

- A. The existing site has rolling elevations with the highest elevation of 898 near the center of the west parcel and the lowest elevation of 861 at the south edge of the east parcel.
- B. County Road 29 is the east boundary of the property. There is no existing drainage ditch adjacent to the road.
- C. County Road 56 is the north boundary of the property. There is no existing drainage ditch adjacent to the road.
- D. There is an unnamed tributary to Turkey Creek which flows from northeast to southwest across the east parcel of the property.
- E. In the campground area, stormwater will flow overland through camp sites following natural drainage patterns. There are drainage swales planned in three areas which will drain into proposed drainage structures. Drainage will then be conveyed through storm sewer pipes to the retention basins on site. Stormwater in the campground area will be retained on-site until it infiltrates into the soil.
- F. Stormwater will flow overland through campground following natural drainage patterns. There are drainage swales planned three rows which will drain into proposed drainage structures. Drainage will then be conveyed through storm sewer pipes to the retention basins on site. Stormwater in the campground area will be retained on-site until it infiltrates into the soil.
- G. Stormwater on the east part of the property will be collected by surface drainage into a retention basin on the east side of the existing drainage ditch. This drainage will be released at a restricted rate into the existing drainage ditch.
- H. The storage worksheets are attached.
- I. Side slopes for the retention basins shall be a maximum of 4 horizontal to 1 vertical.
- J. No topsoil shall be placed on the bottom of the proposed retention basins.

DRAINAGE CALCULATIONS

| Determination of Coefficient "C" for Proposed Watersheds | | | | | | | | | |
|--|-----------|---------------|---------------|-----------------|------------------|-----------------|--------------------------|-----------|------------|
| Watershed | Roof (sf) | Pavement (sf) | Pervious (sf) | Total Area (sf) | Impervious x 0.9 | Pervious x 0.30 | Weighted total area (sf) | Average C | Area (Ac.) |
| G | 6,872 | 195,712 | 248,024 | 450,608 | 182,326 | 74,407 | 256,733 | 0.57 | 10.34 |
| H | 1,035 | 321,761 | 534,880 | 857,676 | 290,516 | 160,464 | 450,980 | 0.53 | 19.69 |
| J | 5,789 | 134,064 | 230,593 | 370,446 | 125,868 | 69,178 | 195,046 | 0.53 | 8.50 |
| K | - | - | 40,798 | 40,798 | - | 12,239 | 12,239 | 0.30 | 0.94 |
| L | 12,000 | 52,161 | 140,615 | 204,776 | 57,745 | 42,185 | 99,929 | 0.49 | 4.70 |

Table 4.5
Computation Sheet for Storm Water Storage Calculations - Proposed Watershed G

| Storm Duration (Tc) hours | 100 Year Rainfall (i) inches/hour | Inflow Rate Q @Tc=CiA | Outflow Rate O | Storage Rate S=Q-O | Required Storage in Acre Feet (AF) Tc*S=AF | Required Storage in Cubic Feet (CF) AF * 43,560=CF |
|---------------------------|-----------------------------------|-----------------------|----------------|--------------------|--|--|
| 0.50 | 3.96 | 23.34 | 0.00 | 23.34 | 0.972 | 42,361 |
| 1.00 | 1.98 | 11.67 | 0.00 | 11.67 | 0.972 | 42,361 |
| 2.00 | 1.55 | 9.14 | 0.00 | 9.14 | 1.523 | 66,323 |
| 3.00 | 1.14 | 6.72 | 0.00 | 6.72 | 1.680 | 73,169 |
| 4.00 | 0.92 | 5.42 | 0.00 | 5.42 | 1.807 | 78,731 |
| 5.00 | 0.77 | 4.54 | 0.00 | 4.54 | 1.891 | 82,368 |
| 6.00 | 0.67 | 3.95 | 0.00 | 3.95 | 1.974 | 86,005 |
| 9.00 | 0.48 | 2.83 | 0.00 | 2.83 | 2.122 | 92,424 |
| 15.00 | 0.32 | 1.89 | 0.00 | 1.89 | 2.358 | 102,693 |
| 20.00 | 0.25 | 1.47 | 0.00 | 1.47 | 2.456 | 106,972 |
| 24.00 | 0.22 | 1.30 | 0.00 | 1.30 | 2.593 | 112,962 |
| Developed CA | | 5.89 | | | Total volume required | 112,962 |
| | | | | | Total volume provided | 116,100 |
| | | | | | % storage | 103% |

Table 4.5
Computation Sheet for Storm Water Storage Calculations - Proposed Watershed J

| Storm Duration (Tc) hours | 100 Year Rainfall (i) inches/hour | Inflow Rate Q @Tc=CiA | Outflow Rate O | Storage Rate S=Q-O | Required Storage in Acre Feet (AF) Tc*S=AF | Required Storage in Cubic Feet (CF) AF * 43,560=CF |
|---------------------------|-----------------------------------|-----------------------|----------------|--------------------|--|--|
| 0.50 | 3.96 | 17.73 | 0.00 | 17.73 | 0.739 | 32,183 |
| 1.00 | 1.98 | 8.87 | 0.00 | 8.87 | 0.739 | 32,183 |
| 2.00 | 1.55 | 6.94 | 0.00 | 6.94 | 1.157 | 50,387 |
| 3.00 | 1.14 | 5.10 | 0.00 | 5.10 | 1.276 | 55,588 |
| 4.00 | 0.92 | 4.12 | 0.00 | 4.12 | 1.373 | 59,814 |
| 5.00 | 0.77 | 3.45 | 0.00 | 3.45 | 1.437 | 62,577 |
| 6.00 | 0.67 | 3.00 | 0.00 | 3.00 | 1.500 | 65,340 |
| 9.00 | 0.48 | 2.15 | 0.00 | 2.15 | 1.612 | 70,216 |
| 15.00 | 0.32 | 1.43 | 0.00 | 1.43 | 1.791 | 78,018 |
| 20.00 | 0.25 | 1.12 | 0.00 | 1.12 | 1.866 | 81,269 |
| 24.00 | 0.22 | 0.99 | 0.00 | 0.99 | 1.970 | 85,820 |
| Developed CA | | 4.48 | | | Storage Volume Required | 85,820 |
| | | | | | Total volume provided | 89,700 |
| | | | | | % storage | 105% |

Table 4.5
Computation Sheet for Storm Water Storage Calculations - Proposed Watershed H

| Storm Duration (Tc) hours | 100 Year Rainfall (i) inches/hour | Inflow Rate Q Q@Tc=CiA | Outflow Rate O | Storage Rate S=Q-O | Required Storage in Acre Feet (AF) Tc*S=AF | Required Storage in Cubic Feet (CF) AF * 43,560=CF |
|------------------------------|--------------------------------------|------------------------------|-------------------|-----------------------|---|---|
| 0.50 | 3.96 | 41.00 | 0.00 | 41.00 | 1.708 | 74,412 |
| 1.00 | 1.98 | 20.50 | 0.00 | 20.50 | 1.708 | 74,412 |
| 2.00 | 1.55 | 16.05 | 0.00 | 16.05 | 2.675 | 116,503 |
| 3.00 | 1.14 | 11.80 | 0.00 | 11.80 | 2.951 | 128,529 |
| 4.00 | 0.92 | 9.52 | 0.00 | 9.52 | 3.175 | 138,301 |
| 5.00 | 0.77 | 7.97 | 0.00 | 7.97 | 3.322 | 144,690 |
| 6.00 | 0.67 | 6.94 | 0.00 | 6.94 | 3.468 | 151,078 |
| 9.00 | 0.48 | 4.97 | 0.00 | 4.97 | 3.727 | 162,353 |
| 15.00 | 0.32 | 3.31 | 0.00 | 3.31 | 4.141 | 180,392 |
| 20.00 | 0.25 | 2.59 | 0.00 | 2.59 | 4.314 | 187,909 |
| 24.00 | 0.22 | 2.28 | 0.00 | 2.28 | 4.555 | 198,431 |
| Storage Volume Required | | | | | | 198,431 |
| Total volume provided | | | | | | 210,600 |
| % storage | | | | | | 106% |

| | |
|--------------|-------|
| Developed CA | 10.35 |
|--------------|-------|

Table 4.5
Computation Sheet for Storm Water Storage Calculations - Proposed Watershed K

| Storm Duration (Tc) hours | 100 Year Rainfall (i) inches/hour | Inflow Rate Q Q@Tc=CiA | Outflow Rate O | Storage Rate S=Q-O | Required Storage in Acre Feet (AF) Tc*S=AF | Required Storage in Cubic Feet (CF) AF * 43,560=CF |
|------------------------------|--------------------------------------|------------------------------|-------------------|-----------------------|---|---|
| 0.50 | 3.96 | 1.11 | 0.00 | 1.11 | 0.046 | 2,020 |
| 1.00 | 1.98 | 0.56 | 0.00 | 0.56 | 0.046 | 2,020 |
| 2.00 | 1.55 | 0.44 | 0.00 | 0.44 | 0.073 | 3,162 |
| 3.00 | 1.14 | 0.32 | 0.00 | 0.32 | 0.080 | 3,488 |
| 4.00 | 0.92 | 0.26 | 0.00 | 0.26 | 0.086 | 3,753 |
| 5.00 | 0.77 | 0.22 | 0.00 | 0.22 | 0.090 | 3,927 |
| 6.00 | 0.67 | 0.19 | 0.00 | 0.19 | 0.094 | 4,100 |
| 9.00 | 0.48 | 0.13 | 0.00 | 0.13 | 0.101 | 4,406 |
| 15.00 | 0.32 | 0.09 | 0.00 | 0.09 | 0.112 | 4,896 |
| 20.00 | 0.25 | 0.07 | 0.00 | 0.07 | 0.117 | 5,100 |
| 24.00 | 0.22 | 0.06 | 0.00 | 0.06 | 0.124 | 5,385 |
| Storage Volume Required | | | | | | 5,385 |
| Total volume provided | | | | | | 0 |
| % storage | | | | | | 0% |

| | |
|--------------|------|
| Developed CA | 0.28 |
|--------------|------|

**Table 4.5
Computation Sheet for Storm Water Storage Calculations - Proposed Watershed L**

| Storm Duration (Tc) hours | 100 Year Rainfall (i) inches/hour | Inflow Rate Q Q@Tc=CiA | Outflow Rate O | Storage Rate S=Q-O | Required Storage in Acre Feet (AF) Tc*S=AF | Required Storage in Cubic Feet (CF) AF * 43,560=CF |
|------------------------------|--------------------------------------|---------------------------|-------------------|-----------------------|---|---|
| 0.50 | 3.96 | 9.08 | 0.43 | 8.65 | 0.361 | 15,708 |
| 1.00 | 1.98 | 4.54 | 0.43 | 4.11 | 0.343 | 14,929 |
| 2.00 | 1.55 | 3.56 | 0.43 | 3.13 | 0.521 | 22,696 |
| 3.00 | 1.14 | 2.62 | 0.43 | 2.19 | 0.546 | 23,801 |
| 4.00 | 0.92 | 2.11 | 0.43 | 1.68 | 0.560 | 24,406 |
| 5.00 | 0.77 | 1.77 | 0.43 | 1.34 | 0.557 | 24,262 |
| 6.00 | 0.67 | 1.54 | 0.43 | 1.11 | 0.554 | 24,118 |
| 9.00 | 0.48 | 1.10 | 0.43 | 0.67 | 0.504 | 21,937 |
| 15.00 | 0.32 | 0.73 | 0.43 | 0.30 | 0.381 | 16,576 |
| 20.00 | 0.25 | 0.57 | 0.43 | 0.14 | 0.240 | 10,443 |
| 24.00 | 0.22 | 0.50 | 0.43 | 0.08 | 0.150 | 6,536 |
| Storage Volume Required | | | | | | 24,406 |
| Total volume provided | | | | | | 28,650 |
| % storage | | | | | | 117% |

| | |
|--------------|------|
| Developed CA | 2.29 |
|--------------|------|

PROPOSED MONUMENT SIGN (PRELIMINARY)



One (1) 96" h x 144" w x 24" d double face illuminated monument sign. The flex faces are 48" h x 96" w.
The flex face cabinet is 17" deep.

| | | | | |
|---|--|--|---|---|
| <p>US SIGNCRAFTERS More than signs...</p> | <p>401-934-9234 10414 9th St Evanston, IL 60201 www.us-signcrafters.com info@us-signcrafters.com</p> | <p>Design Created For: Showalter RV</p> | <p><small>This drawing is property of US Signcrafters Inc. and Building Impressions. No reproduction or alterations are permitted without the expressed written consent of US Signcrafters Inc. An assumed value of the artwork and message provided is a \$1,000.00 fee to be charged for any misuse or use without contact. By signing, you, your company and message, understand and accept that this artwork, all aspects, specifications, sizes, colors and spacing are subject to production. The colors of the artwork are approximate and might not match the actual production colors.</small></p> | <p>Scale - 1:27 2 of 3 05/01/2024</p> |
|---|--|--|---|---|

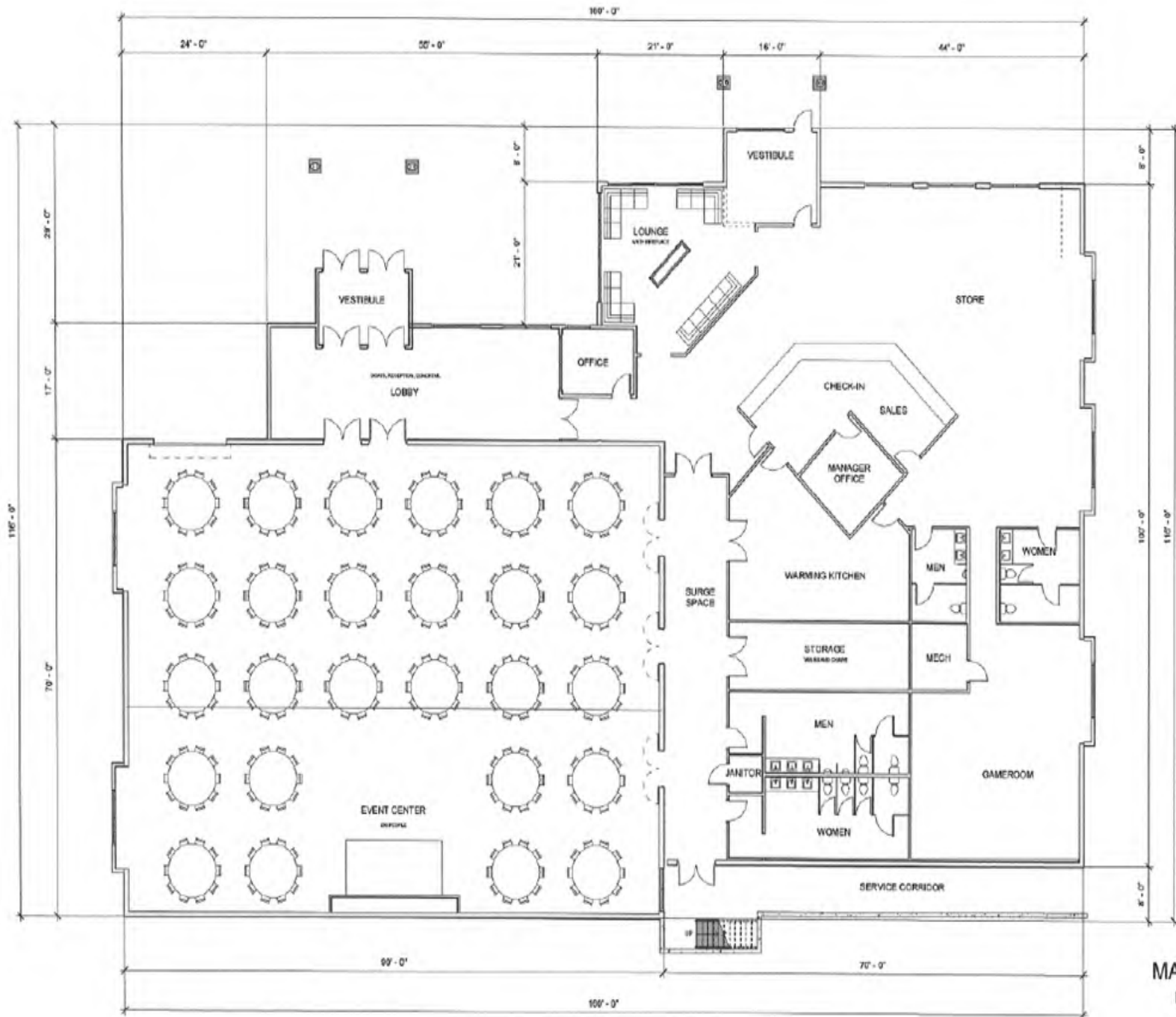












MAIN BUILDING
 MAY 30, 2024



TO: Plan Commission
FROM: H. Jason Auvil, Planning Manager & Zoning Administrator
SUB: Approvals of Plan Commission Recommendations

The following petitions were **approved** at the June 17, 2024, Elkhart County Commissioner's meeting:

- 1.. Petitioner: Shah Land Development, LLC represented by Jones Petrie Rafinski
Petition: for a zone map change from DPUD E-3 to DPUD M-2 formerly known as ***ELKHART EAST AREA B PHASE 3 LOT 13 A*** to be known as ***ELKHART EAST AREA B-LOT 13A DPUD***.
Location: northeast corner of Innovation Dr. & CR 15, common address of 22447 Innovation Dr. in Osolo Township.
(DPUD-0205-2024)
Plan Commission Vote: Yes: 7 No: 0; Absent: 2
Remonstrators Present: No
Development Issues: The Plan Commission recommended a condition that the petitioner provide a list of allowed uses to the County Commissioners for review & approval.
2. Petitioner: Hitch Holdings Indiana LLC represented by Surveying and Mapping, LLC
Petition: for a zone map change from M-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as ***CROSS TRAILERS DPUD M-1***.
Location: south side of CR 4, 1,550 ft. east of CR 39, common address of 11732 CR 4 in York Township.
(DPUD-0211-2024)
Plan Commission Vote: Yes: 7 No: 0; Absent: 2
Remonstrators Present: No
Development Issues: The proposed development will mitigate disturbance to the wetland area on the property.

The following petition was **approved** at the June 17, 2024, Middlebury Town Council's meeting:

1. Petitioner: First State Bank of Middlebury represented by Abonmarche Consultants
Petition: for a zone map change from R-2 & B-2 to DPUD B-2 and for primary approval of a 1-lot minor subdivision to be known as ***EAST WARREN STREET DEVELOPMENT DPUD***.
Location: east side of North State St., 170 ft. north of East Warrant St., in Middlebury Township
Plan Commission Vote: Yes: 7 No: 0; Absent: 2 (DPUD-0204-2024)
Remonstrators Present: 1
Development Issues: There is a concern about stormwater management for the property, which will need to be reviewed and approved by the Town.