

AGENDA

ELKHART COUNTY PLAN COMMISSION

October 10, 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 12th day of September 2024.

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

VACATION

9:30 A.M.

(WARNER)

- A. Petitioner: Ability Center Inc. **(page 5)**
represented by Land and Boundary LLC
Petition: for the vacation of a portion of an east/west county alley known as Rosen Court.
Location: 275 ft. east of Best Ave., 150 ft. north of old US 33 W., common address of 28423 Old US 33 in Baugo Township. (VRW-0571-2024)

REZONINGS

- B. Petitioner: Premier Property Company LLC **(page 6)**
Petition: for a zone map change from A-1 to M-1.
Location: south side of US 20, 1,745 ft. east of CR 33 in Middlebury Township. (RZ-0631-2024)

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.
- 2025 Planning Calendar.
- Plan Commission Rules of Procedure – Addition of Exhibit P, Buildable Parcel Table

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday October 10, 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 October 10, 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 12TH DAY OF SEPTEMBER 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; Danny Dean, Planner; Danielle Richards, Planner; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brian Dickerson, Brad Rogers.

Absent: Steven Clark.

2. A motion was made and seconded (*Warner/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 8th day of August 2024, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for the vacation of an east/west town right-of-way known as Bradley Street, for Axius Realty Middlebury LLC represented by Structure Point, on property located on the southwest corner of Pleasant St. & N. Main St., 30 ft. west of Main St., common address of 211 N. Main St. in Middlebury Township, zoned B-2, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #VRW-0553-2024*.

Mr. Rogers asked if Middlebury was in favor of this petition.

Ed Rafih, 441 North River Shore, Ontario was present as the property owner. He stated the purpose of the vacation was to develop the dealership as it grows.

Mr. Warner asked if there were any utilities in this right of way. Mr. Rafih didn't believe there were any easements.

Mary Cripe, Town Manager of Middlebury, 418 N. Main St., Middlebury, was present in favor of the Town Council of Middlebury. She stated there was no easement left over that would indicate any utility an easement.

There were no remonstrators present.

A motion was made and seconded (*Edwards/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** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for the

vacation of an east/west town right-of-way known as Bradley Street be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brad Rogers.

5. The application for a zone map change from R-1 to A-1, for Aurelio C. & Lucia Valle Montufar Barrera property located on the north side of Cr 108. 1,945 ft. east of CR 101., common address of 29379 CR 108 in Cleveland Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0518-2024*.

Miller

Aurelio Barrera, 29379 CR 108, Elkhart, was present as the petitioner. He explained the purpose of the rezoning was to have agricultural animals on the property.

Sue Morgan, 29472 CR 108, Elkhart, mentioned some concerns with the property not being code compliant. She stated her concerns were not regarding the chickens. She questioned if there would be a business being run on this property. She also stated there are a lot of things that sit outside on this property including a truck that is not operatable and used to store miscellaneous junk. She went on to say she would like to see that cleaned up. She explained there were four buildings on this property with a lot of outside storage. She further stated she does not want the chickens to add to more excess storage. She stated she was not against them having chickens to help provide for his family. She further explained she would like to see the property cleaned up prior to them getting chickens.

Mr. Miller asked the petitioner if he heard about the complaint about the material that is on the property. Mr. Barrera stated she was talking about cars that have been involved in accidents. Mr. Miller stated the reason why they are there is irrelevant, and Mrs. Morgan would like the property to be cleaned up. Mr. Miller asked if this would be a possibility. Mr. Barrera stated he would comply with that request. Mrs. Kratzer stated there was not a current code complaint, but staff could follow up and make sure it would be code-case compliant. Mr. Miller stated he would like the property cleaned up and have staff make sure it is code-compliant. Mrs. Kratzer stated this was a fair request.

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

Mr. Rogers asked staff if this zone change would allow him to have roosters. Mrs. Kratzer stated roosters would be allowed by right. Mr. Rogers explained there is another issue in the county that has been brought to the commissioners regarding roosters in certain areas. Mr. Miller stated a commitment could be placed to have no roosters. Mr. Rogers stated it would be proposed that there would be no roosters on the property. He asked what he had in mind. Mr. Barrera stated the reason for this rezoning was to have farm animals. Mr. Rogers questioned no roosters. Mr. Barrera stated he would like chickens. Mr. Rogers asked about limiting it to one rooster on the property. Mr. Barrera agreed to have only one rooster.

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

Motion: Action: Approve, **Moved by** Brad Rogers, **Seconded by** Steve Edwards that the Advisory

Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1 to A-1 be approved with the commitment of having one rooster and to be code compliant.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brad Rogers.

6. The application for a zone map change from R-1 to R-2, for Jolene M. Weaver on property located on the southeast corner of CR 40 and SR 15, common address of 18884 CR 40 in Elkhart Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0525-2024*.

Mr. Miller asked to convert a house to a two-family they have to come in for a rezoning. Mrs. Kratzer stated R-1 only allows single-family dwellings.

There were no remonstrators present.

Mr. Carlson asked if it would require a change to the septic system. Mrs. Kratzer stated the additional bedrooms would result in a septic review. Mrs. Kratzer stated that would be a concern and would need to be shared with the petition. Mrs. Snyder commented that once they get their permits they would have to go through the health department at that time. She mentioned we could proceed with today's vote. Mr. Rogers agreed.

A motion was made and seconded (*Rogers/Edwards*) 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** Lori Snyder that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1 to R-2 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brad Rogers.

7. The application for a zone map change from PUD M-1 to A-1, for James Leroy & Dawn R. Wise, Husband & Wife on property located on the southwest corner of CR 17 and US 6, common address of 72057 CR 17 in Jackson Township, zoned A-1, PUD M-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0536-2024*.

Jim Wise, 72057 CR 17, New Paris, was present as the landowner. He stated the family farm was initially going to house the woodworking business but found a place in Nappanee. He mentioned he thought the M-1 zone went back to the A-1. Mr. Wise stated the purpose of the building was to store items from the farm.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Barker*) 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** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from PUD M-1 to A-1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brad Rogers.

8. The application for an amendment to an existing DPUD B-3 known as CR 10 MINI STORAGE MINOR DPUD AMENDMENT LOT 1, for Giada Holdings, LLC property located on the north side of CR 10, 3,250 ft. west of John Weaver Parkway., common address of 28443 CR 10 in Cleveland Township, zoned B-3, was presented at this time.

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0552-2024*.

Corey White, 215 Prairie St., Elkhart, was present as the land owner. He stated business is good and looking to expand.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Barker*) 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 Board of County Commissioners that this request for an amendment to an existing DPUD B-3 known as CR 10 MINI STORAGE MINOR DPUD AMENDMENT LOT 1 be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brad Rogers.

9. The application for a zone map change from B-1/B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as ALDI FOOD MARKET DPUD, for George E. Vernasco & David Vernasco (Seller) represented by Insite Real-Estate Investment Properties, LLC (Buyer), on property located on the south east corner of Corwin St. and Old US 20, in Cleveland Township, zoned B-3, was presented at this time.

****It should be noted Mrs. Snyder recused herself and stepped down****

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0554-2024*.

Andrew Johnson, Project Manager, Insite Real-Estate, 1400 16th St. Suite 300, Oak Brooke, IL, was present to represent as the contract purchaser and developer of the property and will be leasing

it to the grocery tenant, Aldi.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Warner*) 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** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from B-1/B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as ALDI FOOD MARKET DPUD be approved in accordance with the Staff Analysis.

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

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Dan Carlson, Roger Miller, Brad Rogers.

Excused: Lori Snyder.

10. Board of County Commissioners Approvals Following Plan Commission Recommendations

*****It should be noted that Mrs. Snyder returned to the Board at this time.*****

Mae Kratzer reported that on August 5, 2024 Elkhart County Commissioners meeting petition approvals, August 6, 2024 Town Council of Wakarusa meeting petition approval, August 19, 2024 Elkhart County Commissioners meeting petition approvals.

Mr. Warner asked how the UDO was working and any changes that needed to be made. Mrs. Kratzer stated there would need to be a few amendments. She stated it is a living document and needs to get in the habit of making a few amendments every year. She went on to say that it keeps staff up-to-date on using In-Design software. She explained the amendments would be coming in early winter. She stated she is pleased and hasn't come across any major corrections at this time. Mr. Miller asked if there was any way to see how much time is spent on the document. Mrs. Kratzer stated it gets used multiple times a day by staff and the public.

11. Mae Kratzer presented the amendment to consolidate SR 15 Economic Development Area Milke Yoder, Town Manager of Bristol, 303 E. Vistula St. Bristol, was present representing the Town of Bristol. He explained the annexation of the property and the developer is ready to get started and expand the TIF district and utilities and the much-needed "Bristol Bypass".

A motion was made and seconded (*Warner/Edwards*) that the amendment to consolidate SR 15 Economic Development Area be Approved, and the motion was carried with a unanimous vote.

Mr. Warner asked if the issues regarding Vermont have been resolved. Mr. Yoder stated it was resolved by buying the neighbors out. Mr. Yoder also stated with the new proposed data center there will be additional testing done to see how far the vibrations will go to the south, east, and west. Mr. Yoder stated they continue to work on the issues and ask for a better resolutions.

12. A motion was made and seconded (*Rogers/Edwards*) that the meeting be adjourned. The

motion was carried with a unanimous vote, and the meeting was adjourned at 10:12 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: October 10, 2024

Transaction Number: VRW-0571-2024.

Parcel Number(s): 20-05-12-452-004.000-001, 20-04-33-426-029.000-032.

Existing Zoning: B-3.

Petition: for the vacation of a portion of an east/west county alley known as Rosen Court.

Petitioner: Ability Center Inc., represented by Land and Boundary LLC.

Location: 275 ft. east of Best Ave., 150 ft. north of old US 33 W., 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-2/B-3	Non-Maintained right-of-way
North	R-2 & B-3	Residential, Commercial
South	B-3	Commercial
East	R-2 & B-3	Residential, Commercial
West	R-2 & B-3	Residential, Commercial

Site Description: The proposed vacation area is for an unimproved alley between residential and commercial properties.

History and General Notes:

- None.

Staff Analysis: The purpose of this vacation petition is to allow the adjacent property owners to absorb the alley and be able to maintain the land as part of their private properties.

Plan Commission Staff Report (Continued)

Hearing Date: October 10, 2024

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

1. The vacation will not hinder the growth or orderly development of Elkhart County. The right-of-way being vacated will not hinder the flow of traffic. The alley has not been maintained or used for the purpose of access for the adjacent properties.
2. The vacation will not make access to private properties by means of a public way difficult or inconvenient. All parcels already have access to 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.

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

VRW-0571-2024

Vacation of Right of Way - Vacation of Right of Way

Date: 08/12/2024

Meeting Date:

October 10, 2024

Plan Commission Hearing (Rezoning)

Transaction #:

VRW-0571-2024

Description: for the vacation of a portion of a east/west county alley known as Rosen Court

Contacts: Applicant

Land And Boundary Llc
401 S 3Rd Street
Goshen, IN 46526

Authorized Agent

Land And Boundary Llc
401 S 3Rd Street
Goshen, IN 46526

Land Owner

Ability Center Inc.
1212 Baker St.
Goshen, IN 46526

Private Surveyor

Land And Boundary Llc
401 S 3Rd Street
Goshen, IN 46526

Site Address: 28423 Old Us 33
Elkhart, IN 46516

Parcel Number: 20-05-12-452-004.000-001

Township: Baugo

Location: 275 FT. EAST OF BEST AVE., 150 FT. NORTH OF OLD US 33 W

Subdivision: ELM RIDGE PLACE

Lot # 25, 26, 27

Lot Area: 0.67 Frontage: 195.00

Depth: 145.00

Zoning: B-3

NPO List:

Present Use of Property: COMMERCIAL

Legal Description:

Comments: BC-2681-2022

Applicant Signature:

Department Signature:



R-1

BAUGO

R-2

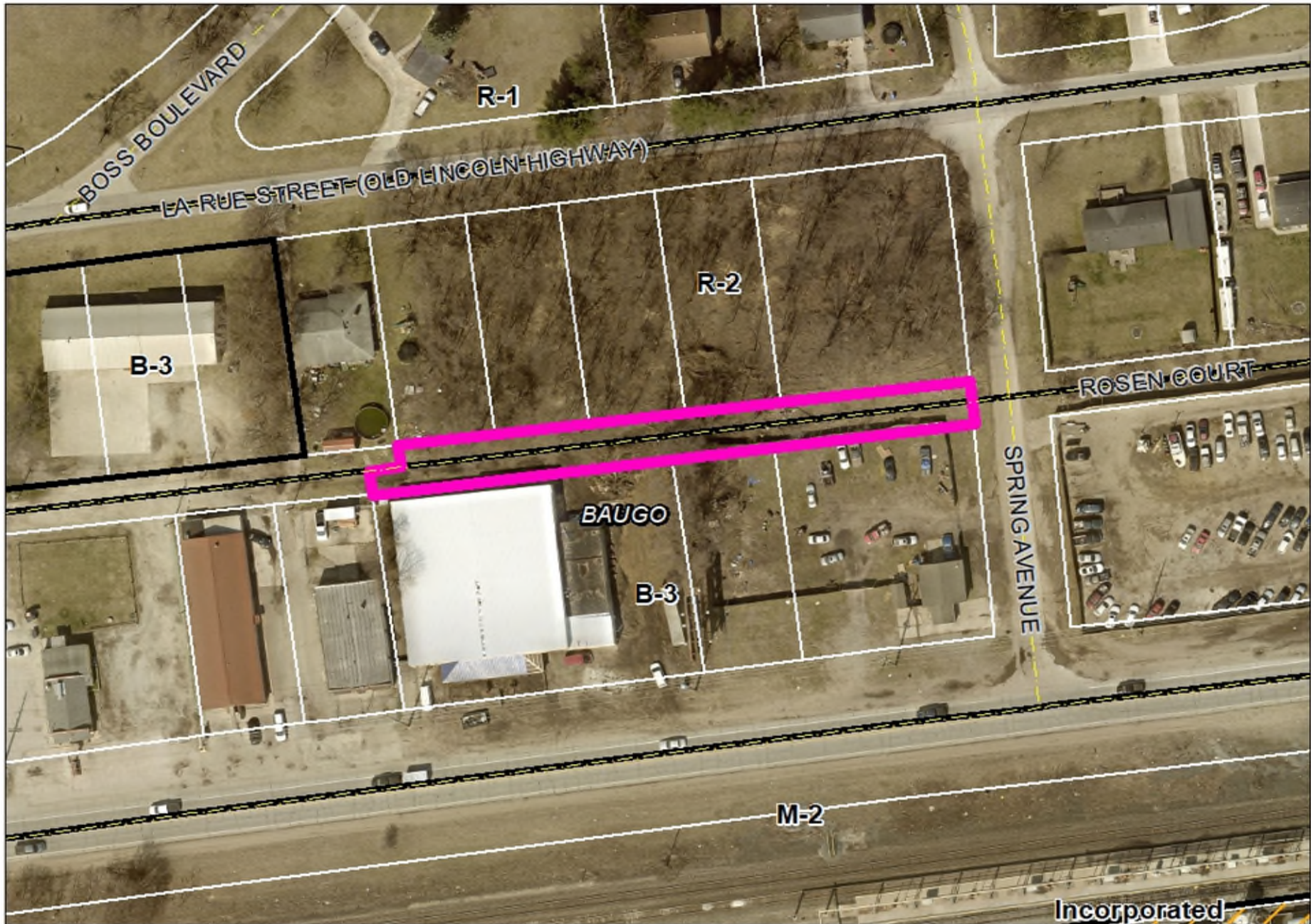
B-3

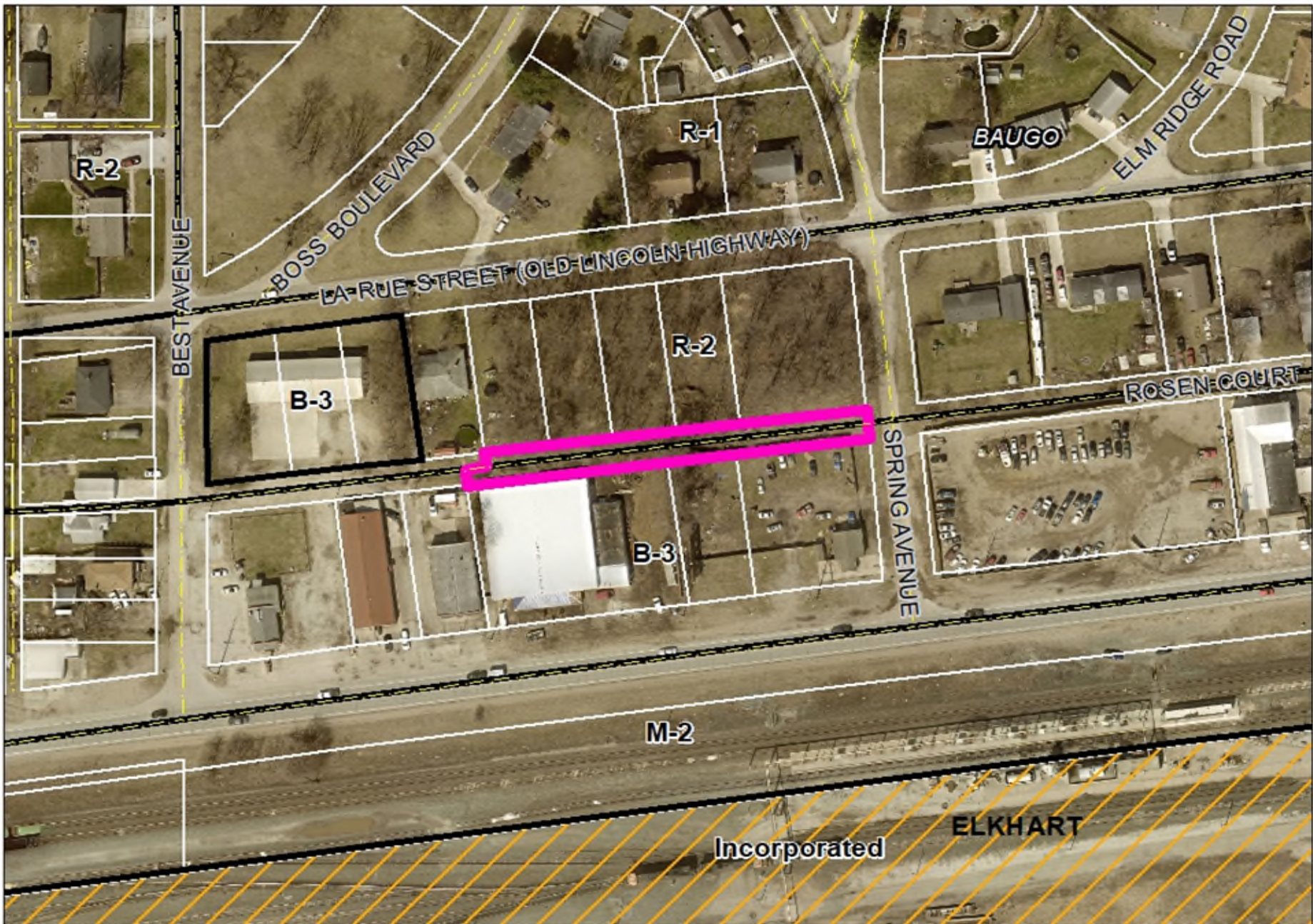
ROSEN COURT

SPRING AVENUE

B-3

M-2





Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: October 10, 2024

Transaction Number: RZ-0631-2024.

Parcel Number(s): 20-08-17-100-011.000-034.

Existing Zoning: A-1.

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

Petitioner: Premier Property Company LLC.

Location: South side of US 20, 1,745 ft. east of CR 33, in Middlebury Township.

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

	Zoning	Current Land Use
Subject Property	A-1	Agricultural
North	A-1, B-1, M-1	Residential, light business, RV servicing and sales
South	A-1	Agricultural
East	A-1, GPUD M-1, GPUD R-4	Agricultural
West	A-1	Residential, agricultural

Site Description: The subject property is a single 3.98-acre parcel near Middlebury town limits with direct access to US 20. It contains a shop building and a poultry barn. A residence and another barn have been demolished.

History and General Notes:

- **April 18, 2019** – The BZA approved a Special Use for a business for building supplies, home improvements, garden supplies, landscaping, and aquascaping.
- **April 15, 2021** – The BZA rescinded the Special Use for failure to execute the commitment.

Zoning District Purpose Statement: The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors.

Staff Analysis: The purpose of this rezoning petition is to allow the facilities necessary for a water feature and landscaping company including retail area, display, and inside and outside storage of equipment and raw materials.

Plan Commission Staff Report (Continued)

Hearing Date: October 10, 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 plan states that the county will manage growth through orderly development focused near cities and towns and along highways that connect them, minimizing conflicts and maximizing access to services. The subject property is on a segment of US 20 that is just outside Middlebury limits.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The subject area is highly transitional. There is a mixture of residential, business, and industrial uses to the northeast approaching CR 35, the subject property is one of the many properties affected by the major expansion of US 20, and adjacent property to the east received general approval for mixed industrial and residential use in 2022.
3. The most desirable use of the subject property is any transitional mixture of industrial, commercial, or residential.
4. The request conserves property values. The proposed use is away from remote areas of Middlebury that are more sensitive to industrial encroachment and lack major roads.
5. The proposed rezoning promotes responsible growth and development. The rezoning keeps growth of an existing Middlebury business within the Middlebury area on a major road well suited for added commercial traffic.

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-0631-2024

Date: 09/03/2024

Meeting Date:

October 10, 2024

Plan Commission Hearing (Rezoning)

Transaction #:

RZ-0631-2024

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

Contacts: Applicant

Land Owner

Premier Property Company Llc

Premier Property Company Llc

221 Us 20 W

221 Us 20 W

Middlebury, IN 46540

Middlebury, IN 46540

Site Address:

00000 Us 20

MIDDLEBURY, IN 46540

Parcel Number:

20-08-17-100-011.000-034

Township: Middlebury

Location: SOUTH SIDE OF US 20, 1,745 FT EAST OF CR 33

Subdivision:

Lot #

Lot Area:

3.98

Frontage:

421.50

Depth:

427.00

Zoning: A-1

NPO List:

Present Use of Property: AG USE

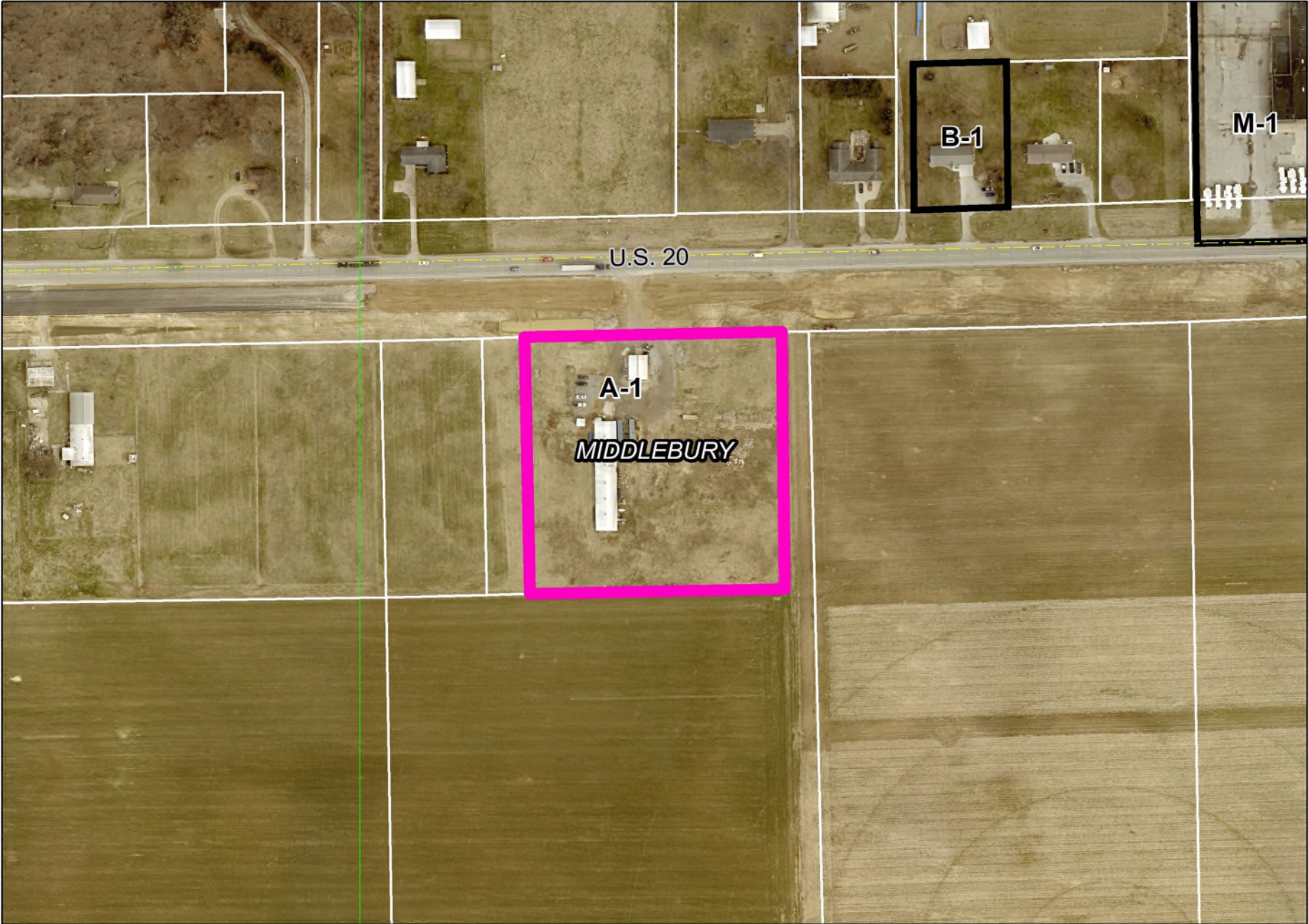
Legal Description:

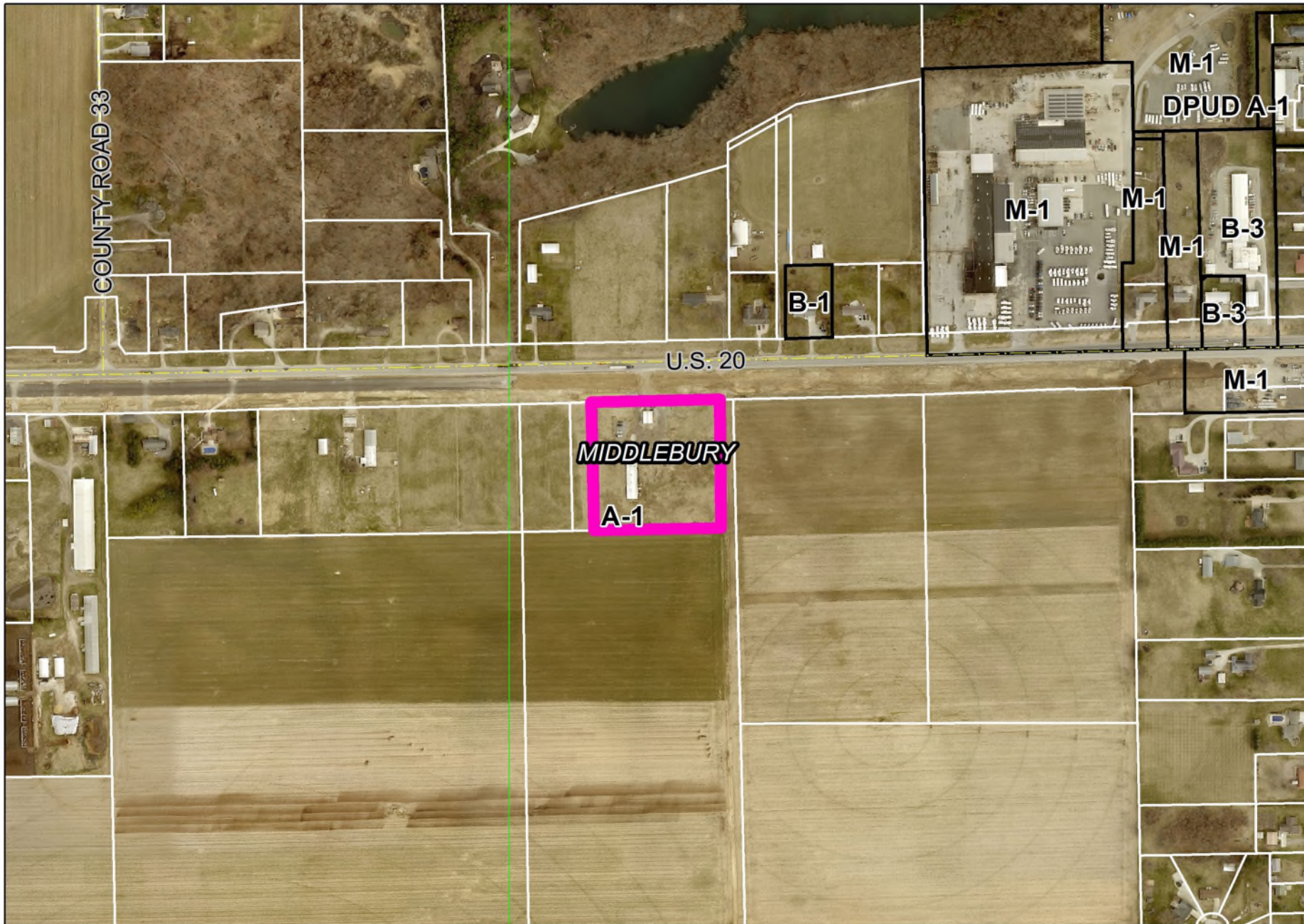
Comments:

Applicant Signature:

Department Signature:







367.7

431.7

544.7'

127.5

store
52x100
5200 sf

24x49 GH
1152 sf

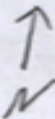
12x41

72x100
11,520 sf
shop

50'

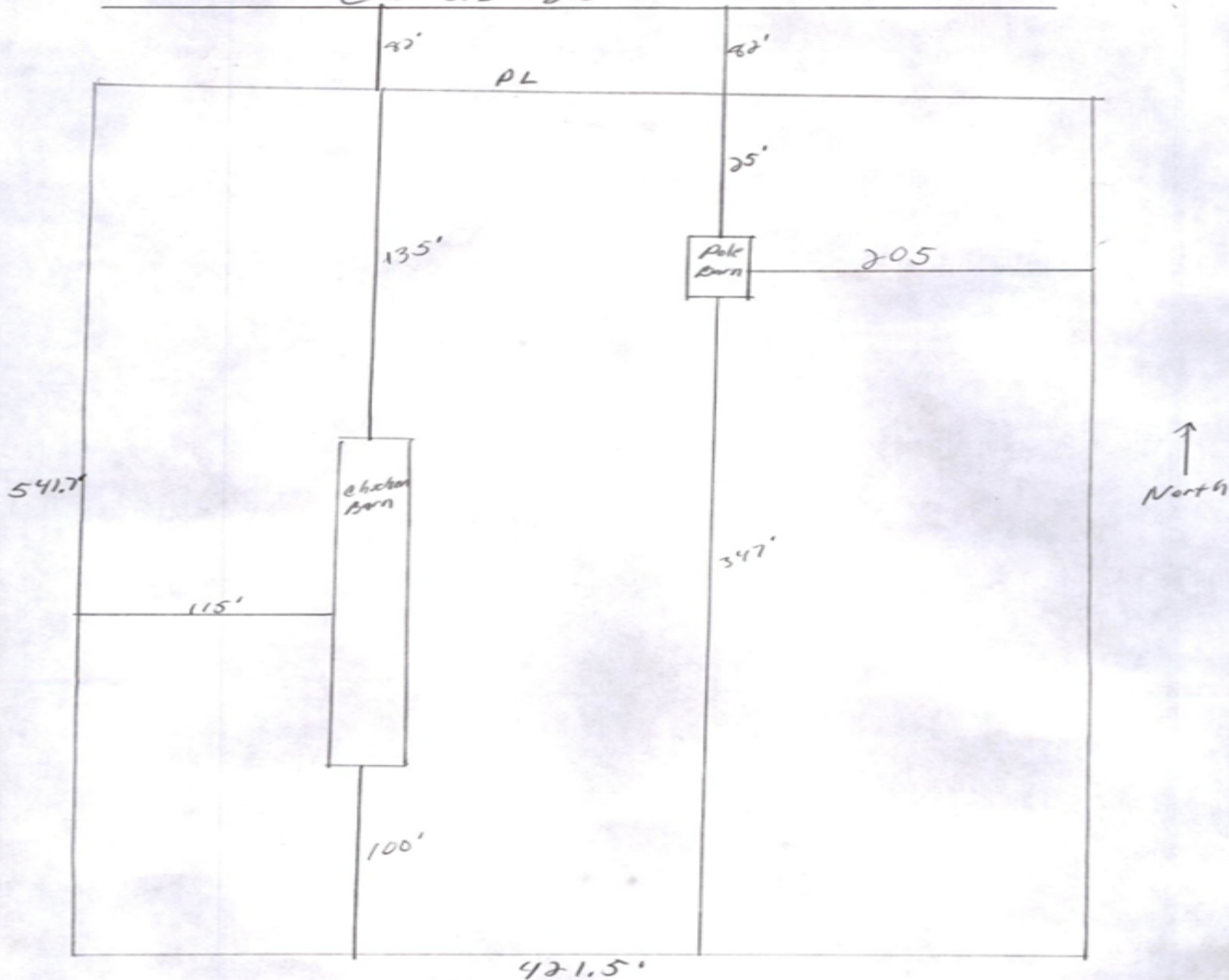
120'

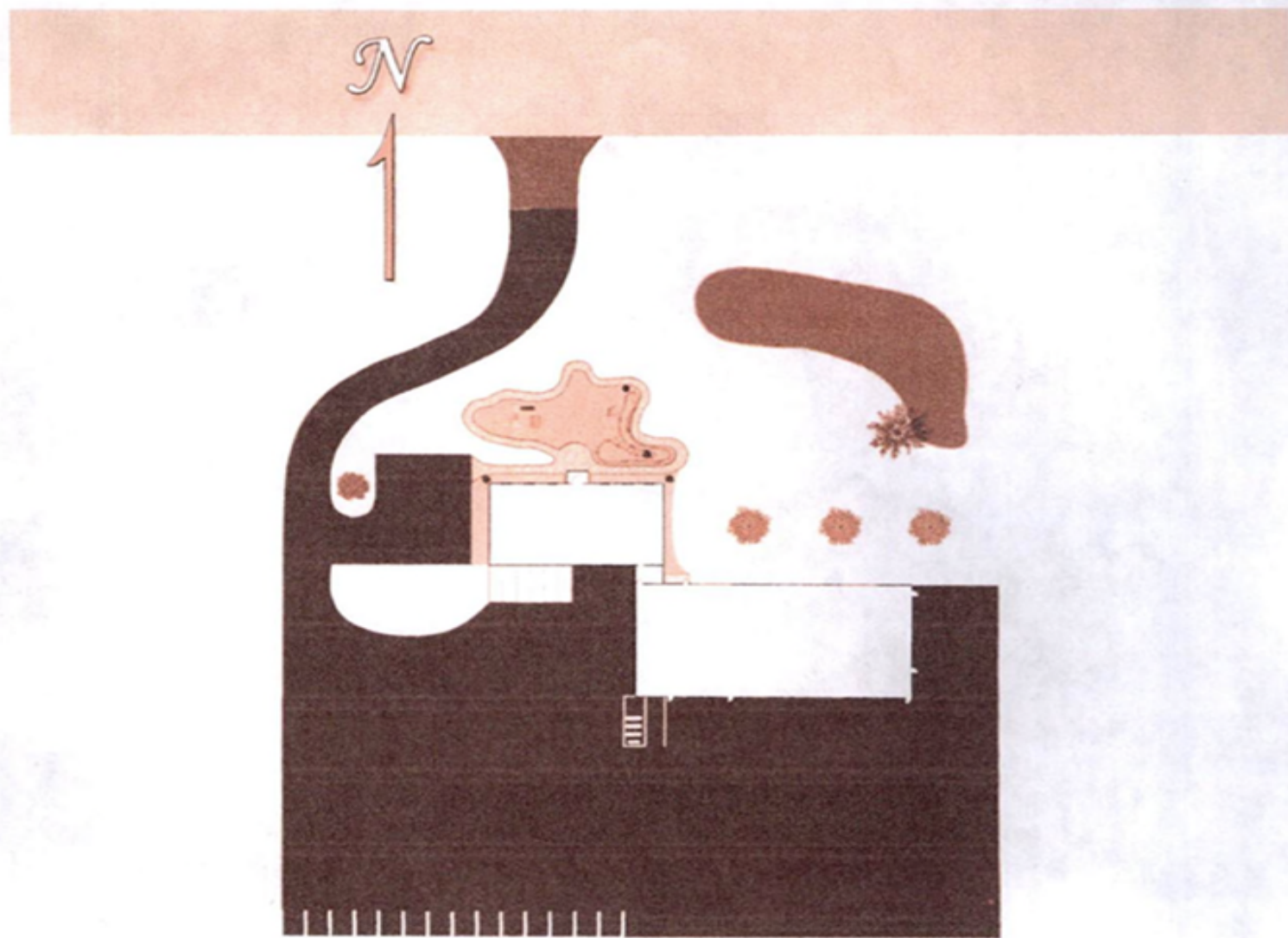
421.5'



CL US 20

Current







TO: Plan Commission

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

SUB: Approvals of Plan Commission Recommendations

The following petition was **tabled** at the September 5, 2024 Town Council of Bristol meeting:

- Petitioner: Barbara Christine Wilhelm Trustee of the Barbar Christine Wilhelm Irrevocable Lifetime Family Trust ½ INT & ETAL ½ represented by Pinnacle Properties

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

Location: north side of CR 23, 1,875 ft north of CR 14, in Washington Township. (RZ-0445-2024)

Plan Commission Vote: Yes: 9; No: 0; Absent: 0

Remonstrators Present: Yes

Development Issues: There were concerns and questions about the following:

- Property access; only off of SR 120
- Number of employees; during construction and daily operations
- Noise; from construction activities, generators, air-conditioning units, & equipment cooling systems
- Site lighting
- Site landscaping & buffering
- Water & electric utility usage
- Ownership of the property and data center business

The Plan Commission's approval recommendation included a condition that the area of the rezoning request could only be used as a data center campus.

The following petitions were **approved** at the September 16, 2024, Elkhart County Commissioner's meeting:

- Petitioner: Triple I Enterprises LLC represented by Abonmarche Consultants

Petition: for secondary approval of a 34-lot major subdivision to be known as ***HIDEAWAY AT HERITAGE PINES***.

Location: south side of SR 120, 3,620 ft. west of CR 35, in York Township. (MA-0380-2024)

Plan Commission Vote: Yes: 9; No: 0; Absent: 0

Remonstrators Present: No

Development Issues: None

2025 Planning Calendar

Jurisdictions: Unincorporated Elkhart County, Town of Bristol, Town of Middlebury, Town of Millersburg, and Town of Wakarusa.

New applications will not be accepted after 3:00 p.m. (local time) on the filing deadline.

January 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 New Year's Day	2	3	4
5	6 Plan Commission Filing for Feb.	7	8	9 Plat Committee Plan Comm. Redev. Comm.	10	11
12	13 BZA Filing for February	14	15 Hearing Officer	16 Board of Zoning Appeals	17 Tech Committee	18
19	20 MLK Day	21 County Commissioners	22	23	24 Tech Corrections	25
26	27	28	29	30	31	1

February 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3 Plan Commission Filing for Mar.	4	5	6 Redevelopment Commission	7	8
9	10	11	12	13 Plat Committee and Plan Commission	14 Tech Committee	15
16	17 BZA Filing for March County Commissioners	18	19 Hearing Officer	20 Board of Zoning Appeals	21 Tech Corrections	22
23	24	25	26	27	28	1

March 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3 Plan Commission Filing for Apr.	4	5	6 Redevelopment Commission	7	8
9	10	11	12	13 Plat Committee and Plan Commission	14 Tech Committee	15
16	17 BZA Filing for April County Commissioners	18	19 Hearing Officer	20 Board of Zoning Appeals	21 Tech Corrections	22
23	24	25	26	27	28	29
30	31 Plan Commission Filing for May					

April 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 Redevelopment Commission	4	5
6	7	8	9	10 Plat Committee and Plan Commission	11 Tech Committee	12
13	14 BZA Filing for May	15	16 Hearing Officer	17 BZA Tech Corrections	18 Good Friday	19
20	21 County Commissioners	22	23	24	25	26
27	28	29	30			

May 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Redevelopment Commission	2	3
4	5 Plan Commission Filing for June	6	7	8 Plat Committee and Plan Commission	9	10
11	12 BZA Filing for June	13	14 Hearing Officer	15 Board of Zoning Appeals	16 Tech Committee	17
18	19 County Commissioners	20	21	22	23 Tech Corrections	24
25	26 Memorial Day	27	28	29	30	31

June 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Plan Commission Filing for July	3	4	5 Redevelopment Commission	6	7
8	9	10	11	12 Plat Committee and Plan Commission	13 Tech Committee	14
15	16 BZA Filing For July County Commissioners	17	18 Hearing Officer	19 Board of Zoning Appeals	20 Tech Corrections	21
22	23	24	25	26	27	28
29	30					

2025 Planning Calendar

Jurisdictions: Unincorporated Elkhart County, Town of Bristol, Town of Middlebury, Town of Millersburg, and Town of Wakarusa.

New applications will not be accepted after 3:00 p.m. (local time) on the filing deadline.

July 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 Independence Day	5
6	7 Plan Commission Filing for Aug.	8	9	10 Plat Committee Plan Comm. Redev. Comm.	11	12
13	14 BZA Filing for August	15	16 Hearing Officer	17 Board of Zoning Appeals	18 Tech Committee	19
20	21 County Commissioners	22	23	24	25 Tech Corrections	26
27	28	29	30	31		

August 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Plan Commission Filing for Sep.	5	6	7 Redevelopment Commission	8	9
10	11	12	13	14 Plat Committee and Plan Commission	15 Tech Committee	16
17	18 BZA Filing for September County Commissioners	19	20 Hearing Officer	21 Board of Zoning Appeals	22 Tech Corrections	23
24	25	26	27	28	29	30

September 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 Labor Day	2 Plan Commission Filing for Oct.	3	4 Redevelopment Commission	5	6
7	8	9	10	11 Plat Committee and Plan Commission	12 Tech Committee	13
14	15 BZA Filing for October County Commissioners	16	17 Hearing Officer	18 Board of Zoning Appeals	19 Tech Corrections	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Redevelopment Commission	3	4
5	6 Plan Commission Filing for Nov.	7	8	9 Plat Committee and Plan Commission	10	11
12	13 BZA Filing for November	14	15 Hearing Officer	16 Board of Zoning Appeals	17 Tech Committee	18
19	20 County Commissioners	21	22	23	24 Tech Corrections	25
26	27	28	29	30	31	1

November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3 Plan Commission Filing for Dec.	4	5	6 Redevelopment Commission	7	8
9	10	11 Veterans' Day	12	13 Plat Committee and Plan Commission	14 Tech Committee	15
16	17 BZA Filing for December County Commissioners	18	19 Hearing Officer	20 Board of Zoning Appeals	21 Tech Corrections	22
23	24	25	26	27 Thanksgiving Day	28 Thanksgiving Holiday	29
30						

December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Plan Commission Filing for Jan.	2	3	4 Redevelopment Commission	5	6
7	8	9	10	11 Plat Committee and Plan Commission	12 Tech Committee	13
14	15 BZA Filing for Jan. County Commissioners	16	17 Hearing Officer	18 Board of Zoning Appeals	19 Tech Corrections	20
21	22	23	24 Christmas Eve	25 Christmas Day	26	27
28	29	30	31			

EXHIBIT TABLE OF CONTENTS

- A. Application for a Minor or Major Subdivision (Amended 7/8/2021)
- B. Application for a Zone Map Change (Amended 7/8/2021)
- C. Application for a DPUD Amendment (Amended 7/8/2021)
- D. Application for a Vacation of Right-of-Way (Amended 7/8/2021)
- E. Notice of Sufficiency
- F. Notice of Insufficiency
- G. Letter of Review and Consideration from Wakarusa Technical Review Committee
- H. *Reserved* (Amended 8/13/2020)
- I. Uniform Schedule of Fees
- J. Commitment Form
- K. Residency Form
- L. *Reserved* (Amended 7/8/2021)
- M. *Reserved* (Amended 7/8/2021)
- N. *Reserved* (Amended 7/8/2021)
- O. Drainage Maintenance Certificate
- P. Buildable Parcel Table

Exhibit P – Buildable Parcel Table

Table 1

Creation date	Attributes	Status	Exceptions
Before March 2, 1962	—	Buildable	—
March 2, 1962, through March 1, 2009	Existing primary residential, commercial, or industrial building	Buildable	—
	No existing primary residential, commercial, or industrial building	Go to table 2	—
After March 1, 2009	Existing primary residential, commercial, or industrial building <i>and</i> at least 3 acres	Buildable	—
	Anything else	Subdivision required	<ul style="list-style-type: none"> • Today's configuration was the result of an exchange or exchanges between adjoining tracts with no new building tract created <i>and</i> the original tract was buildable before the exchange(s) • The tract is an administrative subdivision tract that has been downsized by a later resubdivision <i>and</i> the downsized tract has a primary residence and still has enough acreage for an administrative subdivision. • The tract was the result of a division to correct errors <i>and</i> the original tract was buildable before the correction • The tract was the result of taking right-of-way <i>and</i> the original tract was buildable before the taking • Old or new appeal

Table 2

Creation date	Acreage	Status	Exceptions
March 2, 1962, through August 31, 1982	At least 3	Buildable	—
	Less than 3	Subdivision required	<ul style="list-style-type: none"> • Today's configuration was the result of an exchange or exchanges between adjoining tracts with no new building tract created <i>and</i> the original tract was buildable before the exchange(s) • Old or new appeal
September 1, 1982, through March 1, 2009	At least 3	Buildable	—
	Less than 3	Subdivision required	<ul style="list-style-type: none"> • Today's configuration was the result of an exchange or exchanges between adjoining tracts with no new building tract created <i>and</i> the original tract was buildable before the exchange(s) • The tract was the result of a division ordered by a court • The tract was a parent-to-child split • Old or new appeal