

AGENDA

ELKHART COUNTY PLAN COMMISSION

June 12, 2025

9:30A.M.

Public Service Building
MEETING ROOMS A & B
4230 Elkhart, Rd., 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 8th day of May 2025.

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

DETAILED PLANNED UNIT DEVELOPMENT AMENDMENTS

9:30 A.M.
(SNYDER)
(page 3)

- A. Petitioner: Woodside Investments LLC
 represented by Land & Boundary LLC
 Petition: for an amendment to an existing DPUD A-1 known as SCHROCK
 FURNITURE DPUD to add an additional warehouse.
 Location: southwest corner of CR 37 & CR 34, common address of 63041 CR 37 in
 Clinton Township. (DPUD-0003-2025)
- B. Petitioner: Mid-States Specialty Eggs of Middlebury LLC (page 4)
 represented by Abonmarche Consultants
 Petition: for an amendment to an existing DPUD A-1 known as MSSE
 MIDDLEBURY CR 20 MID-STATES DPUD to add property and amend the
 site plan, for a zone map change from A-4 & M-1 to DPUD A-1 and for
 primary approval of a 1-lot minor subdivision to be known as MSSE
 MIDDLEBURY CR 20 MID-STATES DPUD A-1 AMENDMENT.
 Location: north side of CR 20, 2,000 ft. east of CR 35, common address of 13659 CR
 20 in Middlebury Township. (DPUD-0293-2025)

DETAILED PLANNED UNIT DEVELOPMENT

- C. Petitioner: Tri County Land Trustee Corporation (Land Contract Holder) (page 5)
 & Dewayne Weaver (Land Contract Purchaser)
 represented by Surveying and Mapping, LLC
 Petition: for a zone map change from A-1 to DPUD M-1 and for primary approval of a
 1-lot minor subdivision to be known as MID RIVER SALES DPUD M-1.

Location: south side of CR 18, 2,050 ft. west of East County Line Road, common address of 10348 CR 18 in Middlebury Township. (DPUD-0275-2025)

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.*
- *Middlebury East TIF Expansion.*
- *South Benton TIF Expansion.*

ADJOURNMENT

The Elkhart County Plan Commission is meeting on Thursday June 12, 2025, at **9:30 am** in Rooms A & B of the Public Service 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 June 12, 2025. 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 8TH DAY OF MAY 2025 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 Edwards, Steve Warner, Lori Snyder, Steven Clark, Dan Carlson, Roger Miller, Brian Dickerson, Brad Rogers.

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 10th day of April 2025, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for an Amendment to an existing DPUD known as ZIMMERMAN DPUD for a building addition, for Jonas & Mary Ellen Zimmerman represented by Creative Design Solutions, on property located on the north side of CR 40, 2,780 ft. west of SR 19, common address of 27481 CR 40 in Harrison Township, zoned DPUD M-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0062-2025*. Mr. Auvil explained to the board that if the square footage of a building increases by 10% or less, it is approved by administration. He went on to state that if the square footage is increased by more than 10% but less than 20%, it is taken to the Plan Commission to determine whether the board considers it a minor change to the existing DPUD. He stated that if the square footage exceeds 20%, it requires a DPUD amendment. He mentioned the 8,000 sq. ft. addition is beyond the 20 %.

Dave Zimmerman, Zimmerman Construction, 65700 CR 7, Goshen, was present representing the petitioner. He stated this project is strictly for warehouse purposes, due to running out of room in the existing building. Mr. Rogers asked if this is the same place that holds hay auctions. Mr. Zimmerman responded there is a hay sale once a week.

There were no remonstrators present.

A motion was made and seconded (*Rogers/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** Brad Rogers, **Seconded by** Brian Dickerson that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for an Amendment to an existing DPUD known as ZIMMERMAN DPUD for a building addition be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).

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

5. Board of County Commissioners Approvals Following Plan Commission Recommendations

Jason Auvil reported on the April 1, 2025 Town Council of Wakarusa meeting petition approval, April 21, 2025 Elkhart County Commissioners meeting approvals.

6. 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 9:40 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: June 12, 2025

Transaction Number: DPUD-0003-2025.

Parcel Number(s): 20-12-16-200-018.000-007.

Existing Zoning: DPUD A-1.

Petition: For an amendment to an existing DPUD A-1 known as SCHROCK FURNITURE DPUD to add an additional warehouse.

Petitioner: Woodside Investments LLC, represented by Land & Boundary LLC.

Location: Southwest corner of CR 37 & CR 34, in Clinton 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 A-1	Manufacturing
North	A-1	Residential
South	A-1	Agricultural & Residential
East	A-1	Residential
West	A-3	Agricultural & Residential

Site Description: The subject property consists of a 3 acre lot with an existing 12,000 ft² commercial building and a 288 ft² utility shed.

History and General Notes:

- **December 17, 2007** – The Board of County Commissioners approved a zone map change from A-1 to A-3 (PC 2007-22).
- **October 19, 2015** – The Board of County Commissioners approved a zone map change from A-3 to DPUD A-1 and gave primary approval to a 1-lot minor subdivision to be known as Schrock Furniture DPUD (PC 2015-16).

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

Plan Commission Staff Report (Continued)

Hearing Date: June 12, 2025

Staff Analysis: The purpose of this DPUD amendment is to construct a new 3,500 ft² addition to an existing commercial building.

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD Amendment - Rezoning, Plat & Site Plan

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0003-2025

Date: 01/03/2025 Meeting Date: June 12, 2025
Plan Commission Hearing (PUD) Transaction #: DPUD-0003-2025

Description: for an Amendment to an existing DPUD A-1 known as SCHROCK FURNITURE DPUD to add an additional warehouse.

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Woodside Investments Llc	Woodside Investments Llc	Land & Boundary Llc
63100 County Road 37	63100 County Road 37	401 South 3Rd St
Goshen, IN 46528	Goshen, IN 46528	Goshen, IN 46526

Site Address: 63041 County Road 37 Goshen, IN 46528	Parcel Number: 20-12-16-200-018.000-007
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Township: Clinton
Location: SW CORNER OF CR 37 & CR 34

Subdivision: SCHROCK FURNATURE MINOR	Lot # 1
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Lot Area: 3.00 Frontage: 706.00 Depth: 223.00

Zoning: A-1, DPUD	NPO List: 05/28/2025
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Present Use of Property: COMMERCIAL

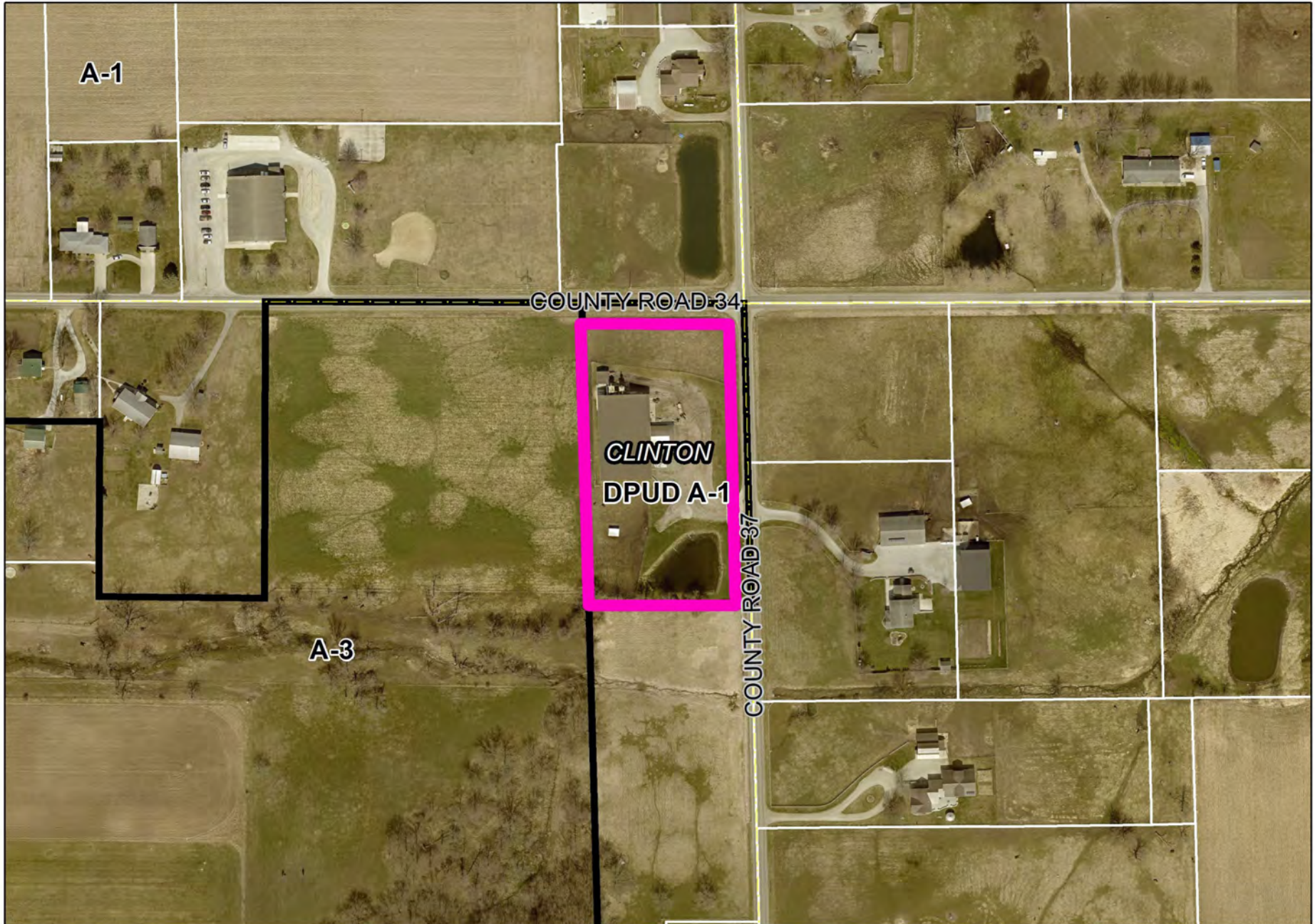
Legal Description:

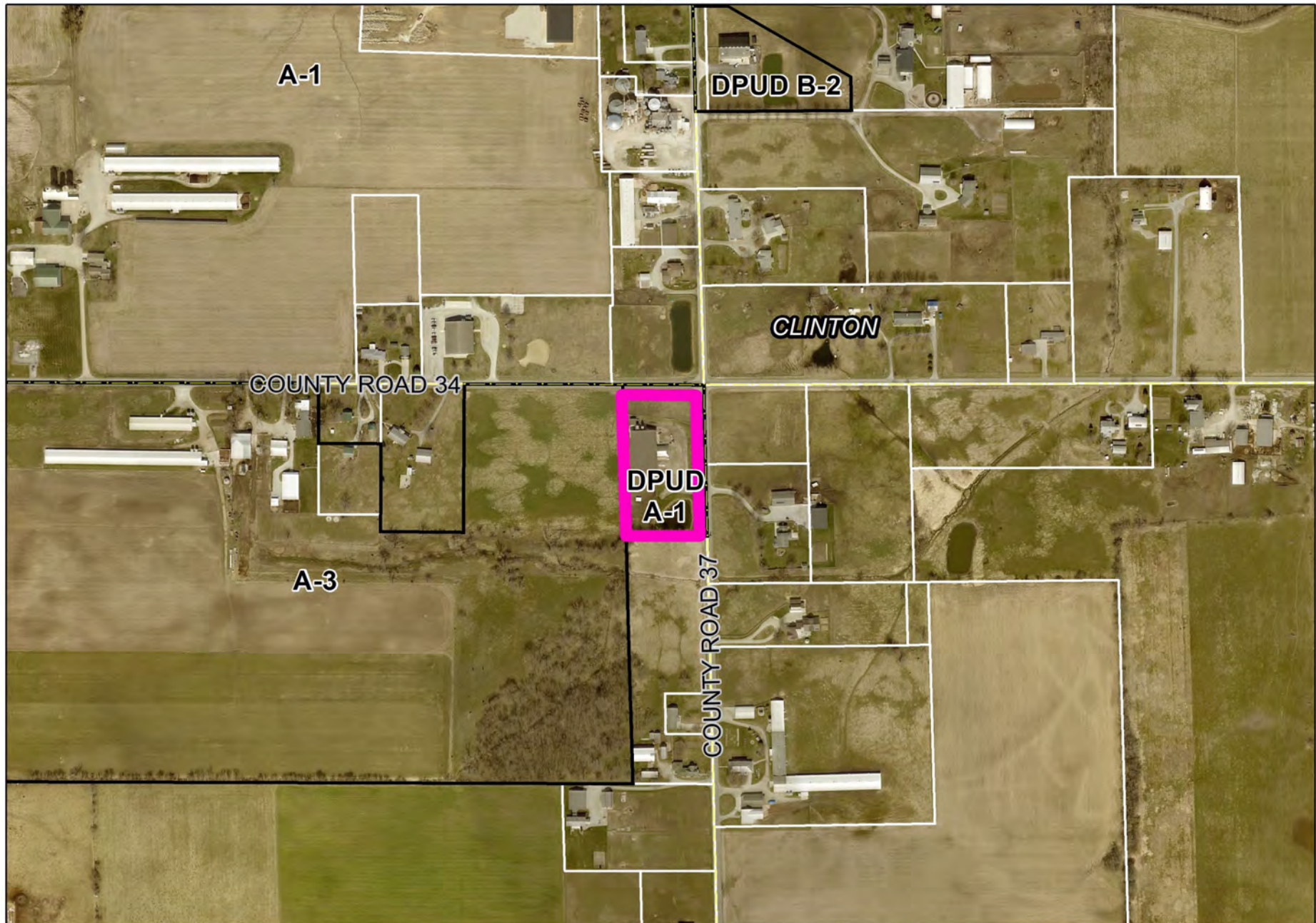
Comments:

Applicant Signature:

Department Signature:







Land Description - Doc. 2016-01036

Lot Number 1 as the said Lot is known and designated on the recorded Plat of Schrock Furniture Minor; said Plat being recorded in Plat Book 36, page 14, in Instrument No. 2015-23508, in the Office of the Recorder of Elkhart County, Indiana.

Site Data

- Existing land use: DPUD A-1, Agribusiness
- Proposed land use: Lot 1 - DPUD A-1
- There are no wells within 100 feet of the site.
- Parking lot layout is conceptual.
- Soil Types:
 - BtxB, Bristol loamy sand, 2 to 5 percent slopes, water table > 80"
 - BtxC, Bristol loamy sand, 5 to 10 percent slopes, water table > 80"
 - BuuA, Brookston loam, 0 to 1 percent slopes, water table about 0"
 - PkdA, Pewamo loam, 0 to 1 percent slopes, water table 0" to 12"
- Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0280D, dated 8-2-2011, the property is located zone "X".
- Gravel/Aggregate depths to be determined based on soil suitability.
- Horizontal datum is based upon the Indiana State Plane Coordinate System, East Zone, GPS derived utilizing the INCORS Network. Basis of elevation is GPS derived utilizing the INCORS Network, NAVD88 datum.
- Site Benchmark: Rebar with cap inscribed "LANDBRO" set East of the gravel drive, as shown as BM250101-1 Elev. = 914.60 feet

Tabulated Site Data

- Acreage of Site - 101,793 SFT (2.33 AC)
 - A. Lot 1 - 101,793 SFT (2.33 AC)
- Proposed Land Use:
 - A. Lot 1 - Warehouse
- Parking ratio required by ordinance:
 - A. 1 space per 300 SF Office Space
 - 1 space per 2,500 SF of Indoor Storage area
 - 6 spaces and bicycle parking, as shown
- Proposed Parking:
 - A. Parking as shown on the support plan.
- Proposed Land Coverage:

	SFT	% of Site
A. Proposed Building and Drive	5,940	5.8%
B. Existing Buildings and Drive	39,488	38.8%
B. Open Spaces	56,365	55.4%
Total	101,793	100.00%

- Total disturbed area - 9,428 SF (0.22 AC)
- The storm water runoff from this site will be kept as it is currently, sheet draining across the natural vegetative filter as it exists. A retention/detention pond at the low corner of the lot will collect storm water in periods of heavy flow, an existing overflow pipe at the Southeast corner of the pond will send water to the Lehman-Farmwalt Ditch - Lateral A. A catch basin in the Southwest of the Lot 1 (IR#2) is proposed to catch neighboring runoff from the West and eliminate the field tile running into the pond, re-routing it along the South line of Lot 1 and into Lehman-Farmwalt Ditch - Lateral A, as shown. A petition for permission to enter a regulated drain (Lehman-Farmwalt Ditch - Lateral A) with a proposed 8" tile from the catch basin (IR#2) will need to be submitted as part of this project. There is an existing well and septic, as shown.
 - Access for Lot 1 will utilize the existing drive off of the West side of County Road 16. Sight distance to the North is 610 feet plus. The nearest intersection is North 345 feet, more or less, to County Road 34. Sight distance to the South is 610 feet plus. The nearest intersection 4900 feet, more or less, to County Road 36.
 - There is 1 drive directly across from the existing drive on the East side of County Road 37, as shown.
 - Setback Requirements per Elkhart County Zoning Ordinance
 - A-1 Zone for Non-Residential Use
 - 75' front from C/L
 - 10' sides
 - 15' rear

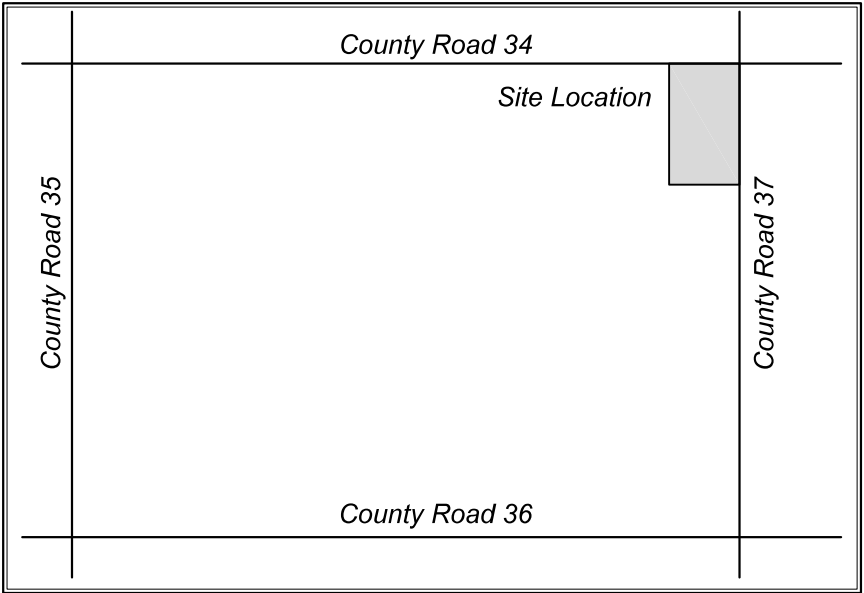
STRUCTURE DATA (PROPOSED)

IR#1
70LFT 8" CORRUGATED PLASTIC PIPE @ 1.0%
RIM: 913.00'
S INVERT: 912.00'
OUTFALL: 911.29'

IR#2
320LFT 8" CORRUGATED PLASTIC PIPE @ 1.0%
RIM: 913.00'
W INVERT: 910.5+/- (EXISTING PIPE, FIELD VERIFY)
SE INVERT: 910.5 (DRAIN TO LEHMAN-FARMWALT DITCH)

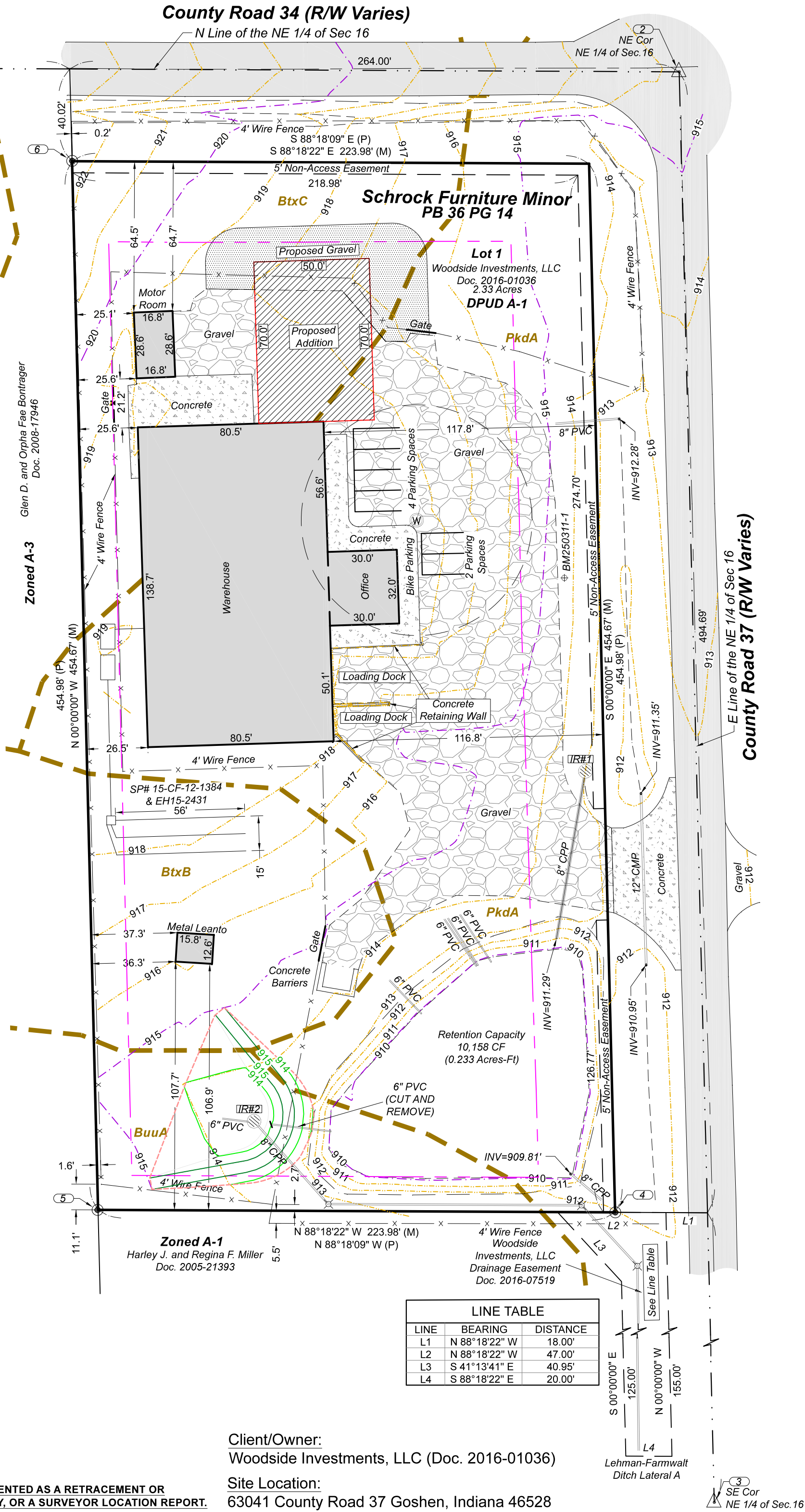
Table 1 - 100 Year Required Retention Pond Volume				
Drainage Calculations				
Project: Schrock Furniture DPUD		Date: 4/30/2025		
County: Elkhart		Job No: 250311		
City/Town:		Project Manager: LRR		
Inputs:				
Open Gravel Buildings/Pavement	Surface	Runoff Coefficient	Area (SFT) Developed	Area (SFT) Undeveloped
	Permeable Surface	0.1	56,365	
	Impermeable Surface	0.6	27,605	
	Impermeable Surface	0.9	18959	
	Total		102,929	
Retention Volume Required (100 Year Storm)				
Coefficient of Friction (developed)		0.379		
Watershed Acreage (A) =		2.33		
Outflow Rate (O) =		0.2		
Storm Duration (Tc) hrs	Intensity Inches/hr	Inflow Rate (Q) cfs	Outflow Rate (O) cfs	Storage Required (S) = (Q-Tc)/12 = Pond Volume
0.25	6.47	5.7134629	0.2	5.513463
0.5	3.96	3.4969572	0.2	3.296957
0.75	2.71	2.3931197	0.2	2.19312
1	1.98	1.7484786	0.2	1.548479
2	1.55	1.3687585	0.2	1.168759
3	1.14	1.0066998	0.2	0.8067
4	0.92	0.8124244	0.2	0.612424
5	0.77	0.6799639	0.2	0.479964
6	0.67	0.5916569	0.2	0.391657
7	0.59	0.5210113	0.2	0.321011
8	0.53	0.4680271	0.2	0.268027
9	0.48	0.4238736	0.2	0.223874
10	0.44	0.3885508	0.2	0.188551
15	0.32	0.2825824	0.2	0.082582
20	0.25	0.2207675	0.2	0.020768
24	0.22	0.1942754	0.2	-0.00572
Required Retention Pond Storage				Vol. Req'd= 0.20 Acre-Ft

- LEGEND**
- HARRISON MONUMENT FOUND
 - REBAR FOUND
 - REBAR W/CAP INSCRIBED "LANDBRO" SET
 - WELL
 - FENCE
 - SETBACKS
 - CONTOURS (EXISTING)
 - CONTOURS (PROPOSED)
 - CLEANOUT (PROPOSED)



Vicinity Map
Not to Scale

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°18'22" W	18.00'
L2	N 88°18'22" W	47.00'
L3	S 41°13'41" E	40.95'
L4	S 88°18'22" E	20.00'

Client/Owner:
Woodside Investments, LLC (Doc. 2016-01036)

Site Location:
63041 County Road 37 Goshen, Indiana 46528

Schrock Furniture Minor DPUD Amendment
Site Plan/Support Drawing/Primary Plat
Part of the Northeast Quarter (NE 1/4) of Section 16,
Township 36 North, Range 7 East,
Clinton Township, Elkhart County
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBOUNDARY.COM

DATE OF FIELD WORK: 4-22-2025
SCALE: 1" = 40'

PROJECT NUMBER: 250311
AUTHORIZED BY: TRS
DRAFTING BY: LRR

SHEET 1 OF 1

Schrock Furniture DPUD

May 5, 2025

Current Owner
Woodside Investments LLC
63041 County Road 37
Goshen, Indiana 46528

Prepared By:

Land and Boundary, LLC
401 South 3rd Street
Goshen, Indiana 46526

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1.0 Introduction

1.1 Project Summary

The Schrock Furniture DPUD is an existing one lot minor subdivision with no zone map change. Lot 1 will remain DPUD A-1. The hours of operation are as follows: Monday thru Friday 5AM to 1PM. There will be between 3-4 trucks/vehicles per day (including employees). There are 16 employees and/or visitors per day. The majority of employees commute by bicycle.

The following information should serve as a guideline for development of the proposed DPUD. The site location is shown on the included site plan support drawing.

1.2 Land Use

The existing DPUD A-1 zoning classification provides the correct zoning for the proposed development. The improvements and activities proposed for the site should have no adverse impact on the surrounding areas.

Proposed/Existing Building and Parking – 44.6%
Open Spaces –55.4%

1.3 Protections of Surrounding Areas

No buffers are required when the subject is zoned A-1 and adjoins other Agricultural zoned parcels.

2. Development Project Details

2.1 Site Improvements and Changes

Site improvements and changes are noted on the site plan/support drawing.

2.2 Project Phasing

Project development is to be started as soon as possible.

2.3 Site Access

There is an existing drive along the East end of the subject parcel.

2.4 Ownership Intentions

Woodside Investments LLC is the current owner, Clayton Schrock and Lamar Schrock operate Schrock Furniture at this site. This site manufactures furniture and the new addition will be utilized for warehouse space.

2.5 Overview of Stormwater Plan

The storm water runoff from this site shall remain how it is currently with the addition of a catch basin on the North side of the entrance and a catch basin on the West side of the retention/detention pond. The catch basin on the West side of the pond will collect surface runoff from the West and eliminate the field tile from entering the pond, rerouting stormwater along the South boundary line and into the Lehman-Farmwalt Ditch – Lateral A. An existing overflow at the Southeast corner of the pond will remain and transport water South to the Lehman-Farmwalt Ditch – Lateral A.

3.0 Deviations from Zoning Ordinances

This Lot is not being rezoned.

4.0 Soil Data

Surface level soil conditions are considered to be suitable for the planned project. Soil boundaries are shown on the DPUD site plan. Soil data sheets received from the Web Soil Survey website are included with this submittal, see Exhibit “A”.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtxB	Bristol loamy sand, 2 to 5 percent slopes	0.5	11.6%
BtxC	Bristol loamy sand, 5 to 10 percent slopes	1.0	23.3%
BuuA	Brookston loam, 0 to 1 percent slopes	0.6	14.2%
PkdA	Pewamo clay loam, 0 to 2 percent slopes	2.1	50.7%
ReyA	Rensselaer loam, 0 to 1 percent slopes	0.0	0.2%
Totals for Area of Interest		4.2	100.0%

5.0 Traffic Data

5.1 Sight Distances

Sight distance to the North is 610 feet plus. The nearest intersection is 345 feet, more or less, to County Road 34. Sight distance to the South is 610 feet plus. The nearest intersection 4,900 feet, more or less, to County Road 36.

6.0 Storm Water Management Report

The storm water runoff from this site will be kept as it is currently with the existing retention/detention area in the Southeast of the Lot 1 to capture water. Two catch basins will be added to collect additional runoff. IR#2 is being added to capture surface runoff from the West and to eliminate a field tile that is currently running into the pond.

6.1 Off-Site Water Shed Impacts

The site improvements planned will include adequate storm water features to assure no offsite impacts to the adjoining land or downstream areas.

7.0 Water and Sanitary Systems

Lot 1 will has an existing private well and an existing private septic system, as shown.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 12, 2025

Transaction Number: DPUD-0293-2025.

Parcel Number(s): Part of 20-08-21-326-001.000-034, 20-08-21-376-001.000-034, 20-08-21-376-002.000-034, 20-08-21-376-003.000-034, 20-08-21-376-004.000-034.

Existing Zoning: DPUD A-1, A-4, M-1.

Petition: For an amendment to an existing DPUD A-1 known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD to add property and amend the site plan, for a zone map change from A-4 & M-1 to DPUD A-1, and for primary approval of a 1-lot minor subdivision to be known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 AMENDMENT.

Petitioner: Mid-States Specialty Eggs of Middlebury LLC, represented by Abonmarche Consultants.

Location: North side of CR 20, 2,000 ft. east of CR 35, 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	DPUD A-1, A-4	Agri-Business, Residential
North	M-1	Vacant
South	M-1, A-4	Transportation Lot, Agricultural
East	M-1, A-1	Commercial, Agricultural, Residential
West	A-1	Agricultural, Residential

Site Description: The property is made up of a single 20-acre parcel and is irregular in shape with an existing commercial building (73,076 sq. ft.), single-family residence (1,902 sq. ft.), and detached accessory structures (3,060 sq. ft. & 4,035 sq. ft.) and a proposed new commercial addition of 72,000 sq. ft.

History and General Notes:

- **April 3, 2000** – The Board of County Commissioners approved a rezoning from A-1 to A-4 (PC 2000-14).
- **September 15, 2014** – The Board of County Commissioners approved an amendment to the A-1 rezoning to correct the legal description (PC 2000-14A).
- **November 10, 2021** – The Plan Commission gave primary approval to a 1-lot minor subdivision to be known as MSSE Middlebury CR 20 Mid-States DPUD A-1 (DPUD-0805-2021).
- **December 20, 2021** – The Board of County Commissioners approved a rezoning from A-4 to DPUD A-1 (PC 2021-44).

Plan Commission Staff Report (Continued)

Hearing Date: June 12, 2025

- **March 9, 2023** – The Plan Commission approved an amendment to allow wall-mounted signs (DPUD-0050-2023).
- **April 17, 2023** – The Board of County Commissioners approved an amendment to the DPUD A-1 rezoning to amend the site plan/support drawings (PC 2021-44a).

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

Staff Analysis: The purpose of this rezoning petition is to allow for the continued use and limited expansion of mixed-use agri-business (egg processing) and residential (single-family residence) property.

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 agricultural zoning districts should be used for agricultural and related business activities and existing residential developments should be supported and protected from conflicting land uses.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. This is in a mixed-use area and the use of the property will be the same as it has been since 2021.
3. The most desirable use of the subject property is residential, agricultural, commercial, and/or other compatible and supporting uses.
4. The request conserves property values by allowing for a mixed-use property (egg processing & residential) and for a limited expansion under an appropriate zoning classification.
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

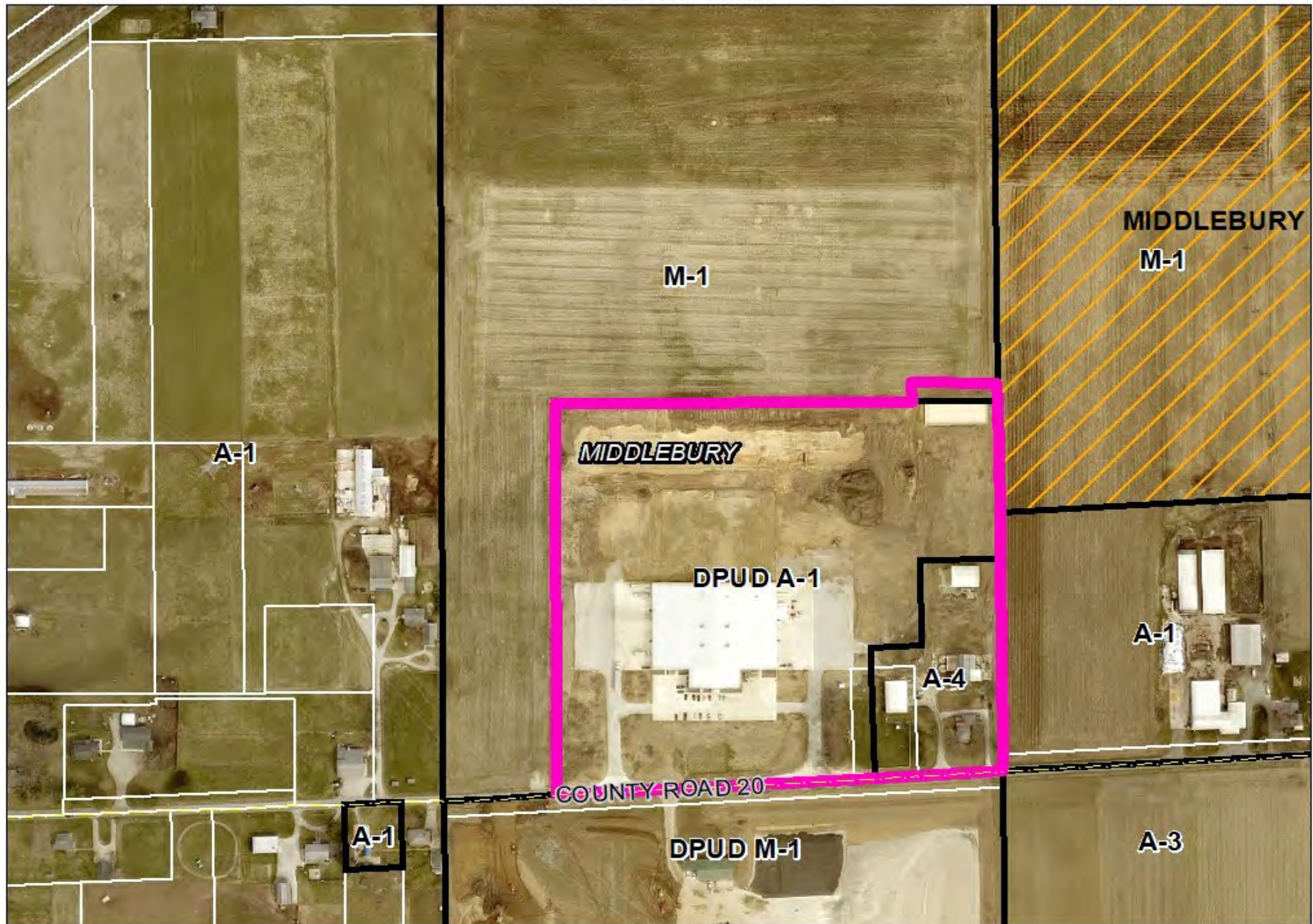
4230 Elkhart Road, Goshen, Indiana, 46526

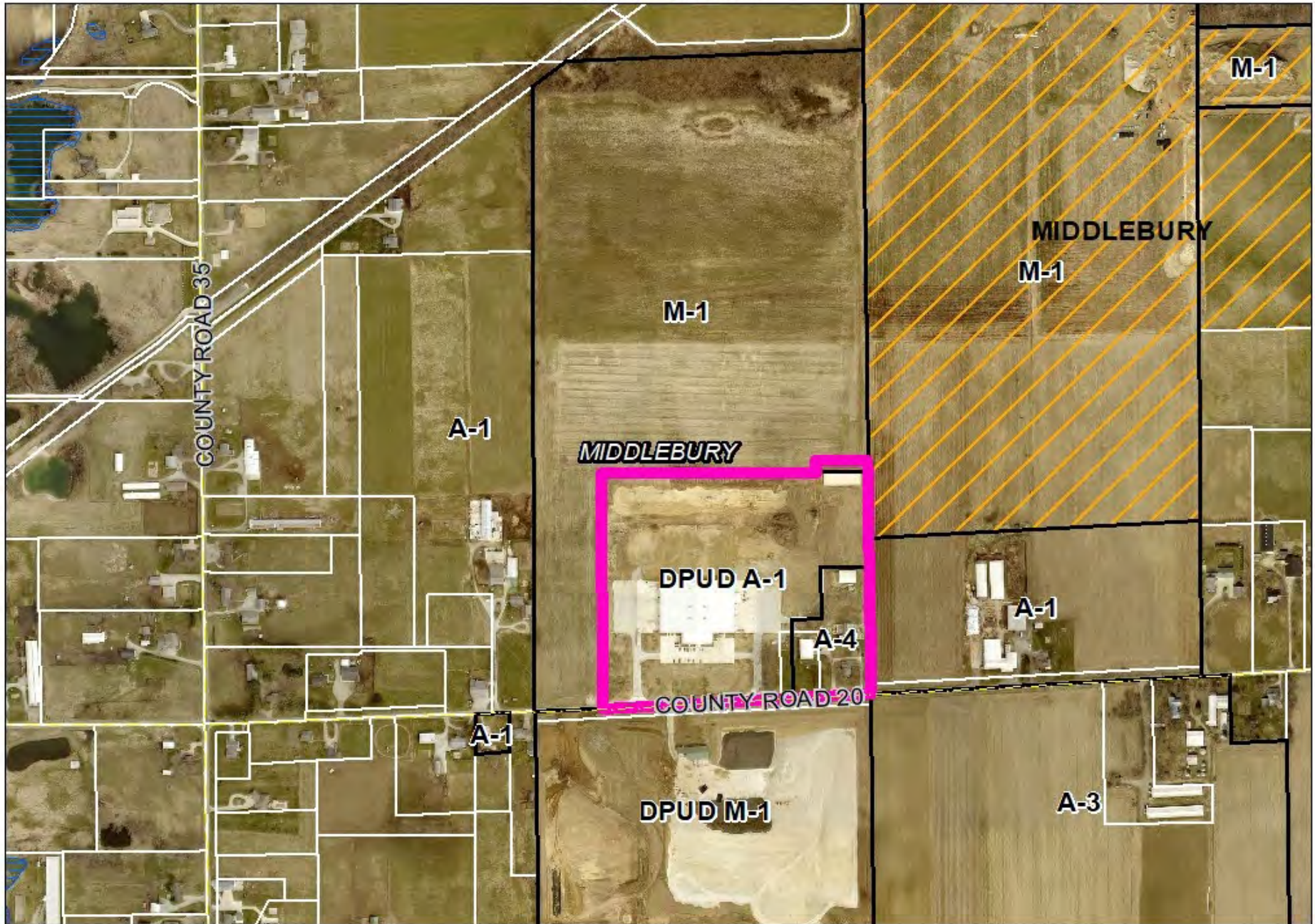
Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD Amendment - Rezoning, Plat & Site Plan

Date: 05/05/2025	Meeting Date: June 12, 2025 Plan Commission Hearing (PUD)	Transaction #: DPUD-0293-2025
Description: for an Amendment to an existing DPUD A-1 known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 to add property and amend the site plan, for a zone map change from A-4 & M-1 to DPUD A-1 and for primary approval of a 1-lot Minor Subdivision to be known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 AMENDMENT		
Contacts: <u>Applicant</u> Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	<u>Land Owner</u> Mid-States Specialty Eggs Of Middlebury Llc 13519 County Road 20 Middlebury, IN 46540	<u>Private Surveyor</u> Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526
Site Address: 13519 County Road 20 Middlebury, IN 46540	Parcel Number: Part of 20-08-21-326-001.000-034 20-08-21-376-001.000-034 20-08-21-376-002.000-034 20-08-21-376-003.000-034 20-08-21-376-004.000-034	
Township: Middlebury Location: North And South Side Of County Road 20, 1/2 Mile West Of County Road 37		
Subdivision: MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1	Lot #	
Lot Area: 23.56	Frontage: 1,078.45	Depth: 938.32
Zoning: A-1, A-1, A-4, DPUD A-1, DPUD M-1	NPO List: 05/28/2025	
Present Use of Property: RESIDENTIAL/AGRICULTURAL		
Legal Description:		
Comments: SEE APPROVED DUPD-0805-2021: for a zone map change from A-4 to DPUD A-1 and for primary approval of a 1-lot minor subdivision to be known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 SEE APPROVED MI-0179-2022: for secondary approval of a 1-lot minor subdivision to be known as MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 SEE APPROVED PUD-0050-2023 FOR AN AMMENDMENT FOR A WALL MOUNTED SIGN. AFTER REVIEW, THIS IS A STANDARD DPUD AND THE FEES SHOULD BE \$300 NOT \$200 SINCE A REZONE AND SD IS REQUIRED.		
Applicant Signature:	Department Signature:	







**LOT 1 OF MSSE MIDDLEBURY C.R. 20 MID-STATES D.P.U.D. A-1 AND
A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 13519 C.R. 20, MIDDLEBURY, IN 46540**



GENERAL NOTES

1. ZONING & PROPOSED LAND USE
ZONING FOR THIS PROPERTY IS DPUD A-1, A-4, AND M-1. PROPOSED ZONING WOULD BE DPUD A-1 FOR THE ENTIRE PROJECT.
2. INTENTION FOR OWNERSHIP
A. CURRENT OWNERSHIP
THE PROJECT IS LOCATED NORTH OF C.R. 20 AND SITS APPROXIMATELY 2,000 FEET EAST OF C.R. 35. THE CURRENT DPUD IS 19.60 ACRES, MORE OR LESS. THIS PROJECT WOULD EXPANDED THE CURRENT LOT 1 TO INCLUDE THE ADDITIONAL PROPERTIES (3.27 ACRES) INCLUDING THE RIGHT-OF-WAY OF COUNTY ROAD 20 OWNED BY MID-STATES SPECIALTY EGGS OF MIDDLEBURY LLC (INSTR. #2021-28537) AND A SMALL PARCEL TO THE NORTHEAST CORNER (0.06 ACRES) OWNED BY MID-STATES SPECIALTY EGGS OF MIDDLEBURY LLC (INSTR. #2025-06066).
- B. DEVELOPMENT OWNERSHIP
THE OWNER WOULD LIKE TO EXPAND LOT 1 OF MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 TO:
ADD THE FARM HOUSE PROPERTY ADJACENT ON THE EAST SIDE OF THE CURRENT DPUD BOUNDARY INTO THE DPUD.
ADD THE ADJACENT SMALL PARCEL ALONG THE NORTHEAST OF THE CURRENT DPUD BOUNDARY LINE RECENTLY ACQUIRED FROM JAYCO INTO THE DPUD.
UPDATE THE SITE PLAN TO ADD PARKING FOR TRUCKS ON THE NORTHEAST AREA OF THE LOT
UPDATE SITE PLAN TO EXPAND EMPLOYEE PARKING AREA
UPDATE AND ADD STORMWATER RETENTION AREAS
INDICATE FUTURE CONNECTIONS TO TOWN OF MIDDLEBURY WATER AND SANITARY SEWER INFRASTRUCTURE.
RETAIN THE RESIDENTIAL UNIT FOR RESIDENTIAL USE ON THE PROPERTY.
ALLOW FOR RENTAL OF OFFICE SPACE IN BOTH OF THE BUILDINGS.
3. DEVIATION REQUEST- NONE ANTICIPATED AT THIS TIME
4. SETBACKS - "A-1" ZONE ELKHART COUNTY
FRONT YARD = 75 FEET FROM CENTERLINE OF C.R. #20
SIDE YARD = 10 FEET
REAR YARD = 15 FEET

PARKING SETBACK: 10 FEET FROM RIGHT OF WAY LINE OR 35 FEET FROM CENTERLINE OF RIGHT OF WAY WHICHEVER IS GREATER.
5. COMPATIBILITY
THE PROPERTY IS USED AS AN EGG PRODUCTION FACILITY WILL BE CONSISTENT WITH THE AGRICULTURAL USES OF THE SITE AND SURROUND AREA.
6. DENSITY
EXISTING BUILDINGS 82,597 SF 1.896 ACRES 8.37%
PROPOSED BUILDING 72,090 SF 1.653 ACRES 7.30%
EXISTING CONCRETE 50,872 SF 1.168 ACRES 5.16%
PROPOSED CONCRETE 62,279 SF 1.430 ACRES 6.32%
EXISTING GRAVEL 106,365 SF 2.442 ACRES 10.79%
PROPOSED GRAVEL 156,941 SF 3.603 ACRES 15.92%
LAWN AND PASTURE 454,580 SF 10.444 ACRES 46.14%
TOTAL 986,034 SF 22.636 ACRES 100.0%

RIGHT OF WAY TO BE DEDICATED 12,465 SF 0.286 ACRES
7. WATER AND SEWAGE DISPOSAL
THE EXTENSION OF THE TOWN OF MIDDLEBURY PUBLIC WATER AND SANITARY SEWER SYSTEM IS ANTICIPATED AS PART OF THIS PROJECT. TECHNICAL ENGINEERING PLANS WILL BE SUBMITTED AND APPROVED BY THE TOWN OF MIDDLEBURY PRIOR TO APPROVAL OF THE DPUD SECONDARY PLAT. THE INDUSTRIAL OPERATIONS WILL BE CONNECTING TO THE TOWN OF MIDDLEBURY MUNICIPAL WATER AND SANITARY SEWER SYSTEMS. AFTER THE SANITARY SEWER HAS BEEN CONNECTED TO THE MIDDLEBURY SEWER SYSTEM, THE EXISTING COMMERCIAL SEPTIC FIELD SHALL BE DISCONNECTED AND ABANDONED IN ACCORDANCE WITH STATE CODE 410 IAC 6-10.1-98 AND COORDINATED WITH THE ELKHART COUNTY HEALTH DEPARTMENT. THE HOME WILL REMAIN ON A PRIVATE WELL AND SEPTIC SYSTEM.
8. SOILS
THE SITE IS COMPOSED OF ROPA & ROPB (RIDDLES-OSHEMO FINE SANDY LOAMS, 0 TO 1 PERCENT SLOPES & 1 TO 5 PERCENT SLOPES AND A DEPTH TO SEASONAL HIGH WATER OF GREATER THAN 80 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE SOIL REPORT FROM SCHNOEBELE'S SOIL CONSULTING FOR THE DRAINAGE AND ON-SITE SEWAGE SYSTEM IS ATTACHED.
9. STORM WATER DRAINAGE REPORT
THE STORMWATER DRAINAGE PLAN WAS INCLUDED ON THE DPUD EXHIBIT AND WILL BE MANAGED ON-SITE
10. TRAFFIC REPORT
THE SECTION OF C.R. 20 SERVICING THE PROPOSED SITE IS NEITHER CONSIDERED A PRIMARY OR A SECONDARY ROAD. THE SITE HAS FOUR EXISTING DRIVES ON CR 20.

FOR PROPOSED LOT 1, EGG FACILITY, THE WESTERN DRIVE WILL BE USED FOR LOCAL TRUCKS BRINGING EGGS FOR PROCESSING AND FOR EMPLOYEE PARKING. THE EASTERN DRIVE WILL BE USED FOR TRUCKS LEAVING THE FACILITY WITH THE PROCESSED EGGS. THESE EXISTING DRIVEWAYS COMPLY WITH THE ELKHART COUNTY HIGHWAY DEPARTMENT STANDARDS.

THE HOME AREA THAT IS BEING ADDED TO THE DPUD DURING THIS AMENDMENT HAS TWO EXISTING DRIVEWAYS. THESE DRIVEWAYS WILL CONTINUE TO BE USED BY THE RESIDENTIAL TENANT OCCUPYING THE HOME.
11. SITE IMPROVEMENT REPORT
A PARKING LOT IS DESIGNED TO SERVE THE EMPLOYEES ON PROPOSED LOT 1, THE PROPOSED EGG FACILITY. THE MOST SIMILAR USE IN THE ELKHART COUNTY ZONING ORDINANCE PARKING SCHEDULE WOULD BE LIGHT INDUSTRIAL. THE PARKING REQUIREMENTS FOR LIGHT INDUSTRIAL ARE 1 SPACE FOR 300 SF OFFICE AND 1 SPACE FOR 2500 SF OF INDOOR STORAGE AREA.

7,385 SF OFFICE / 300 SF = 25 SPACES REQUIRED (EXISTING BUILDING)
264 SF OFFICE / 300 SF = 1 SPACE REQUIRED (PROPOSED BUILDING)

36,274 SF INDOOR / 2,500 SF = 15 SPACES REQUIRED (EXISTING BUILDING)
51,658 SF INDOOR / 2,500 SF = 21 SPACES REQUIRED (PROPOSED BUILDING)

TOTAL REQUIRED = 62 SPACES

PARKING PROVIDED = 120 SPACES (9' BY 20')
5 ADA SPACES (LOCATION TO BE DETERMINED)

LANDSCAPING - THE PROJECT IS SUBJECT TO ELKHART COUNTY STANDARDS FOR BOUNDARY BUFFER LANDSCAPING ADJACENT TO RESIDENTIAL USES WHERE APPLICABLE. THERE IS CURRENTLY AGRICULTURAL USES ADJACENT TO THE NORTH, WEST AND EAST PROPERTY LINES. THEREFORE, NO BUFFER LANDSCAPING IS REQUIRED. PROPOSED LOT 1 WILL RETAIN THE TREE ROW ALONG THE EASTERN DRIVE TO PROVIDE A BORDER TO THE RESIDENTIAL USE.

THE SITE HAS THE FOLLOWING SIGNAGE:
A TWO-SIDED FREE-STANDING SIGN ALONG COUNTY ROAD 20. THE SIGN CONSISTS OF TWO SIGN, EACH BEING 36.5" WIDE AND 29" TALL, STACKED ON TOP OF EACH OTHER, FOR A TOTAL HEIGHT OF 80"
WALL MOUNTED NATURAL FAMILY FARMS - 5 FEET HIGH BY 6 FEET WIDE
WALL MOUNTED MID-STATES - 8 FEET HIGH BY 14 FEET 6 INCHES WIDE
WALL MOUNTED ADDRESS NUMBERS - 12 INCHES HIGH BY 44 INCHES WIDE

LIGHTING - SITE LIGHTING WILL CONFORM TO ELKHART COUNTY REQUIREMENTS. EXISTING AND PROPOSED WALL MOUNTED LIGHTING ON BUILDINGS. PARKING LOT LIGHTING PROPOSED ON EAST TRUCK PARKING AREA AND EMPLOYEE PARKING LOT.

FENCING - NO ADDITIONAL FENCING IS PROPOSED AT THIS TIME
12. BENCHMARK (GPS DERIVED, 1988 VERTICAL DATUM)
TBM #1 - HARRISON MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21 @ ELEVATION 910.56 FEET.
TBM #2 - SET MAG NAIL IN NORTH FACE OF NIPSCO POWER POLE #1051/366 @ ELEVATION 909.95 FEET.
TBM #3 - SET MAG NAIL IN NORTH FACE OF NIPSCO POWER POLE #675/483 @ ELEVATION 908.28 FEET.
13. CONTOURS
TOPOGRAPHIC MAPPING UNITS ARE MEASURED AND DISPLAYED IN ENGLISH UNITS (US SURVEY FEET HORIZONTALLY AND NAVD 1988 VERTICALLY) ESTABLISHED BY GPS MEASUREMENTS.
14. FLOOD NOTE
THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C018BD, EFFECTIVE MAP DATE: AUGUST 2, 2011.
15. ELEVATIONS OF BUILDINGS
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM PROPOSED BUILDINGS. PROPOSED BUILDING WILL BE OF STANDARD CONSTRUCTION.
16. EROSION CONTROL PLAN
AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, MORE THAN AN ACRE OF LAND WILL BE DISTURBED DURING CONSTRUCTION.

MSSE MIDDLEBURY C.R.20 MID-STATES D.P.U.D. A-1 ADMENDMENT
LOT 1 OF MSSE MIDDLEBURY C.R. 20 MID-STATES D.P.U.D. A-1 AND
A PART OF THE SOUTHWEST QUARTER OF
SECTION 21, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 13519 C.R. 20, MIDDLEBURY, IN 46540

RETENTION BASIN CALCULATIONS

THE PROPOSED RETENTION BASIN SHALL PROVIDE STORMWATER STORAGE FOR THE PROPOSED PROJECT FOR THE 100-YEAR, 24 HOUR STORM EVENT. THE PROJECT SITE CURRENTLY DRAINS TO THE NORTH RETENTION BASIN (BASIN 2). STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE RETAINED ON-SITE.

THE FOLLOWING STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE PUBLISHED STORM INTENSITIES CONTAINED IN THE CURRENT ELKHART COUNTY "GUIDELINES AND STANDARDS FOR DESIGN AND PUBLIC IMPROVEMENT, STREET STANDARDS" AND THE COUNTY'S SPREADSHEET USING THE RATIONAL METHOD.

ESTIMATED COVERAGE

ESTIMATED DRAINAGE AREA PROPOSED BASIN #1 = 3.2± ACRES
ESTIMATED DRAINAGE AREA EXISTING BASIN #2 = 18.5± ACRES
TOTAL ESTIMATED DRAINAGE AREA = 21.7± ACRES

PROPOSED BASIN 1

WATER IMPOUNDMENT (C=1.00) = 0.3± ACRES
EXISTING HARD SURFACE(C=0.95) = 0.3± ACRES
PROPOSED HARD SURFACE (C=0.95) = 0.4± ACRES
EXISTING GRAVEL (C=0.75) = 0.3± ACRES
OPEN AREA (C=0.30) = 1.9± ACRES
TOTAL = 3.2± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$$C = \frac{(0.30 \times 1.00) + ((0.30 + 0.40) \times 0.95) + (0.30 \times 0.75) + (1.9 \times 0.30)}{3.20\pm} = 0.55$$

3.20± Acres

EXISTING BASIN #2

WATER IMPOUNDMENT (C=1.00) = 2.0± ACRES
EXISTING HARD SURFACE (C=0.95) = 1.6± ACRES
PROPOSED HARD SURFACE (C=0.95) = 1.0± ACRES
EXISTING BUILDING (C=0.95) = 1.9± ACRES
PROPOSED BUILDING (C=0.95) = 1.7± ACRES
EXISTING GRAVEL (C=0.75) = 2.2± ACRES
PROPOSED GRAVEL (C=0.75) = 3.5± ACRES
OPEN AREA (C=0.30) = 4.6± ACRES
TOTAL = 18.5± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

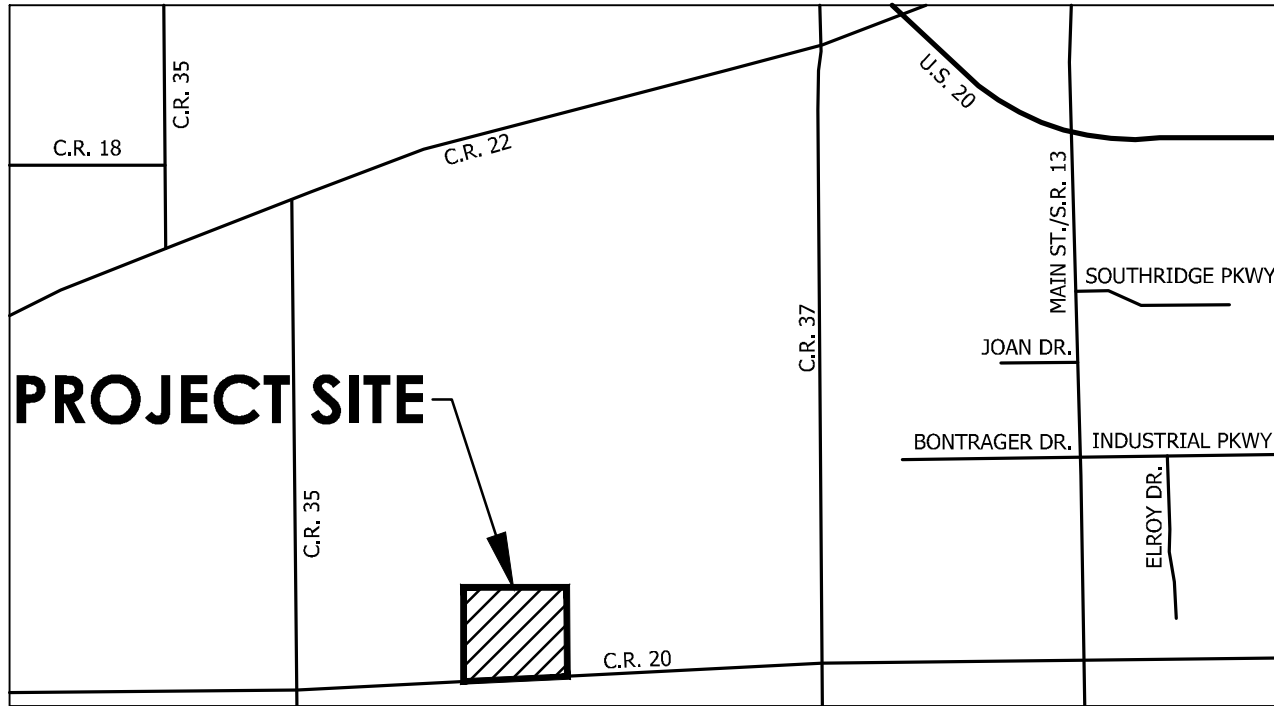
$$C = \frac{(2.00 \times 1.00) + ((1.60 + 1.00 + 1.90 + 1.70) \times 0.95) + ((2.20 + 3.50) \times 0.75) + (4.60 + 0.30)}{18.50\pm} = 0.73$$

18.50± Acres

RESIDENTIAL SOIL BORINGS

SB#	SHWT	FWT	COMPACTED TILL
9	NONE	NONE/66"	NONE/66"
10	NONE	NONE/66"	NONE/66"
11	NONE	NONE/66"	NONE/66"
12	NONE	NONE/66"	NONE/66"

SHWT - SEASONAL HIGH WATER TABLE
FWT - FREE WATER TABLE
BY SCHNOEBELE SOIL CONSULTING
08-23-2021



LOCATION MAP
(NOT TO SCALE)

RETENTION STORAGE VOLUME CALCULATIONS						
Proposed Basin #1						
SITE CATCHMENT AREA (Acres) =		3.2				
RUNOFF COEFFICIENT, C =		0.55				
DESIGN RELEASE RATE =		0.00	cfs			
STORM DURATION (hours)	100 YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cu)	
0.25	6.47	11.39	0.00	11.39	10334	
0.50	3.96	6.97	0.00	6.97	12650	
0.75	2.71	4.77	0.00	4.77	12985	
1	1.98	3.48	0.00	3.48	12650	
2	1.55	2.73	0.00	2.73	10805	
3	1.14	2.01	0.00	2.01	21850	
4	0.92	1.62	0.00	1.62	23511	
5	0.77	1.36	0.00	1.36	24997	
6	0.67	1.18	0.00	1.18	25683	
7	0.59	1.04	0.00	1.04	26386	
8	0.53	0.93	0.00	0.93	27089	
9	0.48	0.84	0.00	0.84	27600	
10	0.44	0.77	0.00	0.77	28111	
15	0.32	0.56	0.00	0.56	30666	
20	0.25	0.44	0.00	0.44	31944	
24	0.22	0.39	0.00	0.39	33733	
Note: Storm intensities are referenced from Elkhart County Street Standards						
STORAGE VOLUME REQUIRED		33,733	cft			
		2,024	cft (6% silation factor)			
		0.82	Acre-Ft			
STORAGE VOLUME PROVIDED		0.86	Acre-Ft			
TOTAL:		0.86	Acre-Ft			

RETENTION BASIN VOLUME CALCULATIONS						
Existing Basin #2						
SITE CATCHMENT AREA (Acres) =		18.5				
RUNOFF COEFFICIENT, C =		0.73				
DESIGN RELEASE RATE =		0.00	cfs			
STORM DURATION (hours)	100 YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cu)	
0.25	6.47	87.38	0.00	87.38	79255	
0.50	3.96	53.48	0.00	53.48	97066	
0.75	2.71	36.60	0.00	36.60	99640	
1	1.98	26.74	0.00	26.74	97066	
2	1.55	20.93	0.00	20.93	151972	
3	1.14	15.40	0.00	15.40	167659	
4	0.92	12.42	0.00	12.42	180405	
5	0.77	10.40	0.00	10.40	188739	
6	0.67	9.05	0.00	9.05	197073	
7	0.59	7.97	0.00	7.97	202466	
8	0.53	7.16	0.00	7.16	207858	
9	0.48	6.48	0.00	6.48	211780	
10	0.44	5.94	0.00	5.94	215702	
15	0.32	4.32	0.00	4.32	235311	
20	0.25	3.38	0.00	3.38	245116	
24	0.22	2.97	0.00	2.97	258842	
Note: Storm intensities are referenced from Elkhart County Street Standards						
STORAGE VOLUME REQUIRED		258,842	cft			
		15,531	cft (6% silation factor)			
		6.30	Acre-Ft			
STORAGE VOLUME PROVIDED		7.96	Acre-Ft			
TOTAL:		7.96	Acre-Ft			

LAND SURVEYOR'S CERTIFICATE

I, HANS P. MUSSER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS SURVEY WAS PERFORMED WHOLLY BY OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS IN TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTIONS 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE (IAC).

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

Hans P. Musser 05/27/2025
HANS P. MUSSER, P.S. DATE
PROFESSIONAL SURVEYOR #LS29700002
STATE OF INDIANA

2	REVISED TO SHOW PASSING BLISTER	KG/TRM	05-27-2025
1	REVISED PER COUNTY TECHNICAL REVIEW COMMENTS	KG	05-22-2025
NO.	REVISION DESCRIPTION:	BY:	DATE:

ABONMARCHE
303 River Race Drive, Unit 204
Crown Point, IN 46032
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abonmarche.com

Valparaiso
Kokomo
South Bend
Fort Wayne
Lafayette

Benton Harbor
Grand Haven
Grand Rapids

Engineering Architecture Land Surveying

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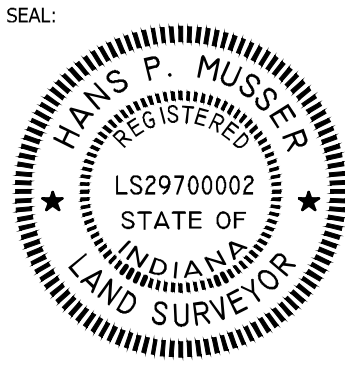
MSSE MIDDLEBURY C.R.20
MID-STATES D.P.U.D. A-1
ADMENDMENT
13659 CR 20, MIDDLEBURY, IN 46540

PROJECT:

LOT 1 OF MSSE MIDDLEBURY C.R. 20
MID-STATES D.P.U.D. A-1
LOCATED IN SECTION 21, TOWNSHIP 37 NORTH,
RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART
COUNTY, INDIANA

SHEET TITLE:

DRAWN BY: TRM/ABL
DESIGNED BY: KG
PM REVIEW: CMW
QA/QC REVIEW: BEM/HPM
DATE: 05/27/2025



SIGNATURE:

DATE:

SCALE:

N.T.S.

ACT JOB #

24-1255

SHEET NO.

MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH,
RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

PREPARED FOR:

ELKHART COUNTY PLANNING DEPARTMENT
4230 ELKHART ROAD
GOSHEN, IN 46526

PREPARED BY:

ABONMARCHE CONSULTANTS, INC.
303 RIVER RACE DRIVE
Goshen, IN 46526
(574) 533-9913

October 2021
AMENDED February 2023
AMENDED May 5, 2025

1) LEGAL DESCRIPTION: 13659 CO RD 20, MIDDLEBURY, IN 46540

- MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 SE PT LOT 1 (TIF 93)
- 20-08-21-376-003.000-034- instrument number 2021-28537
- 20-08-21-376-004.000-034- instrument number 2021-28537
- 20-08-21-376-002.000-034- instrument number 2021-28537
- 20-08-21-376-001.000-034- instrument number 2021-28537
- 20-08-21-326-001.000-034 – instrument number 2025-06066

2) INTENTION FOR OWNERSHIP:

A. CURRENT OWNERSHIP

THE PROJECT IS LOCATED NORTH OF C.R. 20 AND SITS APPROXIMATELY 2,000 FEET EAST OF C.R. 35. THE CURRENT DPUD IS 19.60 ACRES, MORE OR LESS. THIS PROJECT WOULD EXPANDED THE CURRENT LOT 1 TO INCLUDE THE ADDITIONAL PROPERTIES (3.27 ACRES) INCLUDING THE RIGHT-OF-WAY OF COUNTY ROAD 20 OWNED BY MID-STATES SPECIALTY EGGS OF MIDDLEBURY LLC AND A SMALL PARCEL TO THE NORTHEAST CORNER (0.06 ACRES) OWNED BY MID-STATES SPECIALTY EGGS OF MIDDLEBURY LLC.

B. DEVELOPMENT OWNERSHIP

THE OWNER WOULD LIKE TO EXPAND LOT 1 OF MSSE MIDDLEBURY CR 20 MID-STATES DPUD A-1 TO:

1. ADD THE FARM HOUSE PROPERTY ADJACENT ON THE EAST SIDE OF THE CURRENT DPUD BOUNDARY INTO THE DPUD.
2. ADD THE ADJACENT SMALL PARCEL ALONG THE NORTHEAST OF THE CURRENT DPUD BOUNDARY LINE RECENTLY ACQUIRED FROM JAYCO INTO THE DPUD.
3. UPDATE THE SITE PLAN TO ADD PARKING FOR TRUCKS ON THE NORTHEAST AREA OF THE LOT
4. UPDATE SITE PLAN TO EXPAND EMPLOYEE PARKING AREA
5. UPDATE AND ADD STORMWATER RETENTION AREAS
6. INDICATE FUTURE CONNECTIONS TO TOWN OF MIDDLEBURY WATER AND SANITARY SEWER INFRASTRUCTURE.
7. RETAIN THE RESIDENTIAL UNIT FOR RESIDENTIAL USE ON THE PROPERTY.
8. ALLOW FOR THE RENTAL OF OFFICE SPACE IN BOTH OF THE BUILDINGS.

3) ZONING & PROPOSED LAND USE:

ZONING FOR THIS PROPERTY IS DPUD A-1, A-4, AND M-1. PROPOSED ZONING WOULD BE DPUD A-1 FOR THE ENTIRE PROJECT.

SETBACKS - "A-1" ZONE ELKHART COUNTY

FRONT YARD =	75 FEET FOR FROM CENTERLINE OF C.R. #20
SIDE YARD =	10 FEET
REAR YARD =	15 FEET

4) COMPATIBILITY:

THE PROPERTY IS USED AS AN EGG PRODUCTION FACILITY WILL BE CONSISTENT WITH THE AGRICULTURAL USES OF THE SITE AND SURROUND AREA.

5) REQUESTED DEVIATIONS:

NONE ANTICIPATED AT THIS TIME

6) DENSITY:

EXISTING BUILDINGS	82,597 SF	1.896 ACRES	8.37%
PROPOSED BUILDING	72,000 SF	1.653 ACRES	7.30%
EXISTING CONCRETE	50,872 SF	1.168 ACRES	5.16%
PROPOSED CONCRETE	62,279 SF	1.430 ACRES	6.32%
EXISTING GRAVEL	106,365 SF	2.442 ACRES	10.79%
PROPOSED GRAVEL	156,941 SF	3.603 ACRES	15.92%
LAWN AND PASTURE	<u>454,980 SF</u>	<u>10.444 ACRES</u>	<u>46.14%</u>
TOTAL	986,034 SF	22.636 ACRES	100.0%

RIGHT OF WAY TO BE DEDICATED 12,465 SF 0.286 ACRES

7) SOILS REPORT:

THE SITE IS COMPOSED OF ROPA & ROPB (RIDDLES-OSHTMO FINE SANDY LOAMS, 0 TO 1 PERCENT SLOPES & 1 TO 5 PERCENT SLOPES AND A DEPTH TO SEASONAL HIGH WATER OF GREATER THAN 80 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE SOIL REPORT FROM SCHNOEBELEN'S SOIL CONSULTING FOR THE DRAINAGE AND ON-SITE SEWAGE SYSTEM IS ATTACHED.

8) WATER AND SEWAGE DISPOSAL:

THE INDUSTRIAL OPERATIONS WILL BE CONNECTING TO THE TOWN OF MIDDLEBURY MUNICIPAL WATER AND SANITARY SEWER SYSTEMS. THE HOME WILL REMAIN ON A PRIVATE WELL AND SEPTIC SYSTEM.

9) STORM WATER DRAINAGE REPORT:

THE STORMWATER DRAINAGE PLAN WAS INCLUDED ON THE DPUD EXHIBIT AND WILL BE MANAGED ON-SITE

10) TRAFFIC REPORT:

THE SECTION OF C.R. 20 SERVICING THE PROPOSED SITE IS NEITHER CONSIDERED A PRIMARY OR A SECONDARY ROAD. THE SITE HAS FOUR EXISTING DRIVES ON CR 20.

FOR PROPOSED LOT 1, EGG FACILITY, THE WESTERN DRIVE WILL BE USED FOR LOCAL TRUCKS BRINGING EGGS FOR PROCESSING AND FOR EMPLOYEE PARKING, THE EASTERN DRIVE WILL BE USED FOR TRUCKS LEAVING THE FACILITY WITH THE PROCESSED EGGS. THESE EXISTING DRIVEWAYS COMPLY WITH THE ELKHART COUNTY HIGHWAY DEPARTMENT STANDARDS.

THE HOME AREA THAT IS BEING ADDED TO THE DPUD DURING THIS AMENDMENT HAS TWO EXISTING DRIVEWAYS. THESE DRIVEWAYS WILL CONTINUE TO BE USED BY THE RESIDENTIAL TENANT OCCUPYING THE HOME.

THE TIVE IS ATTACHED FOR REVIEW BY ELKHART COUNTY HIGHWAY DEPARTMENT

CURRENT TRAFFIC PATTERNS

FIRST SHIFT VEHICLES=34

SECOND SHIFT VEHICLES=23

THIRD SHIFT VEHICLES=20

NUMBER OF TRUCKS DAILY=58

ANTICIPATED FUTURE TRAFFIC PATTERNS

FIRST SHIFT VEHICLES=50

SECOND SHIFT VEHICLES=35

THIRD SHIFT VEHICLES=30

NUMBER OF TRUCKS DAILY=80

11) PUBLIC IMPROVEMENT REPORT:

THE EXTENSION OF THE TOWN OF MIDDLEBURY PUBLIC WATER AND SANITARY SEWER SYSTEM IS ANTICIPATED AS PART OF THIS PROJECT. TECHNICAL ENGINEERING PLANS WILL BE SUBMITTED AND APPROVED BY THE TOWN OF MIDDLEBURY PRIOR TO APPROVAL OF THE DPUD SECONDARY PLAT.

12) SITE IMPROVEMENT REPORT

A PARKING LOT IS DESIGNED TO SERVE THE EMPLOYEES ON PROPOSED LOT 1, THE PROPOSED EGG FACILITY. THE MOST SIMILAR USE IN THE ELKHART COUNTY ZONING ORDINANCE PARKING SCHEDULE WOULD BE LIGHT INDUSTRIAL. THE PARKING REQUIREMENTS FOR LIGHT INDUSTRIAL ARE 1 SPACE FOR 300 SF OFFICE AND 1 SPACE FOR 2500 SF OF INDOOR STORAGE AREA.

7,385 SF OFFICE / 300 SF =	25 SPACES REQUIRED (BUILDING ONE)
264 SF OFFICE / 300 SF =	1 SPACE REQUIRED (BUILDING ONE)
36,274 SF INDOOR / 2,500 SF =	15 SPACES REQUIRED (BUILDING ONE)
51,658 SF INDOOR / 2,500 SF =	21 SPACES REQUIRED (BUILDING TWO)
TOTAL REQUIRED =	62 SPACES
PARKING PROVIDED =	120 SPACES (9' BY 20')
	5 ADA SPACES (LOCATION TO BE DETERMINED)

LANDSCAPING - THE PROJECT IS SUBJECT TO ELKHART COUNTY STANDARDS FOR BOUNDARY BUFFER LANDSCAPING ADJACENT TO RESIDENTIAL USES WHERE APPLICABLE. THERE IS CURRENTLY AGRICULTURAL USES ADJACENT TO THE NORTH, WEST AND EAST PROPERTY LINES; THEREFORE, NO BUFFER LANDSCAPING IS REQUIRED. PROPOSED LOT 1 WILL RETAIN THE TREE ROW ALONG THE EASTERN DRIVE TO PROVIDE A BORDER TO THE RESIDENTIAL USE.

THE SITE HAS THE FOLLOWING SIGNAGE:

1. A TWO-SIDED FREE-STANDING SIGN ALONG COUNTY ROAD 20.
2. WALL MOUNTED NATURAL FAMILY FARMS – 5 FEET HIGH BY 6 FEET WIDE
3. WALL MOUNTED MID-STATES – 8 FEET HIGH BY 14 FEET 6 INCHES WIDE
4. WALL MOUNTED ADDRESS NUMBERS – 12 INCHES HIGH BY 44 INCHES WIDE

LIGHTING - SITE LIGHTING WILL CONFORM TO ELKHART COUNTY REQUIREMENTS. EXISTING AND PROPOSED WALL MOUNTED LIGHTING ON BUILDINGS. PARKING LOT LIGHTING PROPOSED ON EAST TRUCK PARKING AREA AND EMPLOYEE PARKING LOT.

FENCING – NO ADDITIONAL FENCING IS PROPOSED AT THIS TIME

13) EMPLOYMENT

THE PROJECT ANTICIPATES A TOTAL OF:

PART TIME EMPLOYEES=21

FULL TIME EMPLOYEES BY SHIFT= 1ST (54), 2ND (42), 3RD (31)

14) HOURS OF OPERATION

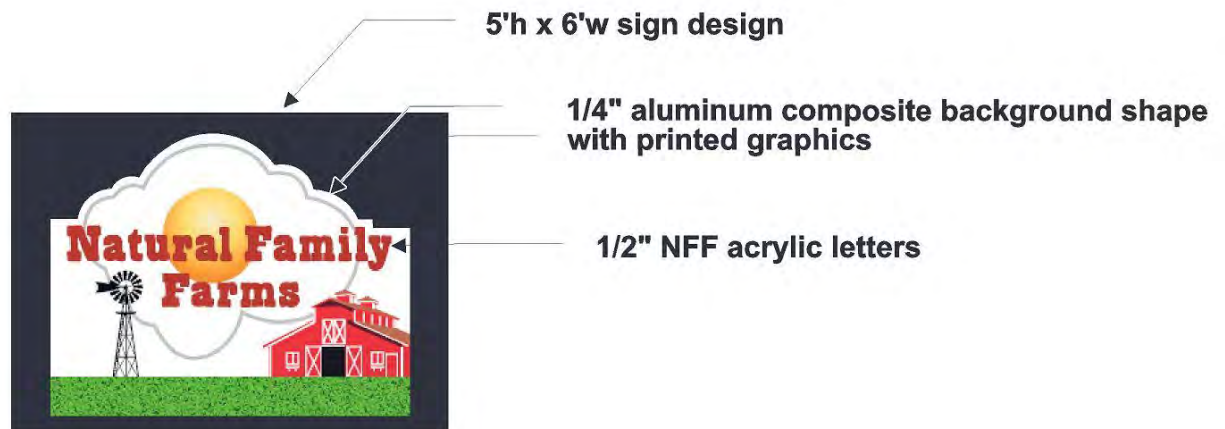
HOURS OF OFFICE OPERATION=5AM-3:30PM MONDAY THROUGH FRIDAY

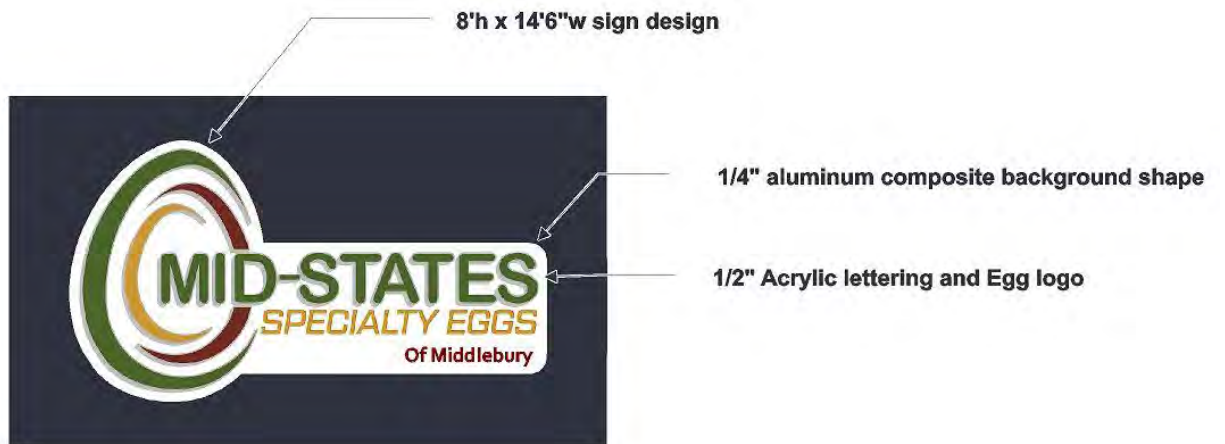
SHIFT HOURS ARE 5 DAYS A WEEK:

1ST=4:30AM-12:30PM

2ND =12:30PM-8:30PM

3RD =8:30PM-4:30AM.





Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 12, 2025

Transaction Number: DPUD-0275-2025.

Parcel Number(s): 20-08-24-400-007.000-034.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as MID RIVER SALES DPUD M-1.

Petitioner: Tri-County Land Trustee Corporation (Land Contract Holder) & Dewayne Weaver (Land Contract Purchaser), represented by Surveying and Mapping, LLC.

Location: South side of CR 18, 2,050 ft. west of East County Line Road, in Middlebury Township.

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

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

Site Description: The subject property is a single 5-acre parcel containing a home, a barn, several sheds, a central building with an addition for the business use totaling 4,102 sq. ft., a second building for the business use totaling 4,302 sq. ft., and a proposed addition to the second building of 3,486 sq. ft. The parcel is on CR 18, west of the county line, a half-mile south of US 20.

History and General Notes:

- **March 20, 2014** – The BZA approved a Special Use Permit for a home workshop/business for equine supplies and a Developmental Variance for accessory structures. This Special Use Permit allowed the construction of the 63×36 addition to the center building.
- **March 21, 2019** – The BZA approved an Amendment to allow the construction of the 76×56 east building. Condition 2 states that any further development requires a DPUD.
- **Deviations** – (1) A-1 development standards will continue to apply to any residential, residential accessory, and agricultural uses; (2) 6 parking spaces are required, 5 are provided; (3) no buffering is provided along any property line; (4) a 25 ft. west side building setback is required, 0 ft. is provided to accommodate existing structures.

Plan Commission Staff Report (Continued)

Hearing Date: June 12, 2025

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the 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 expansion of a textile business on an existing mixed-use homesite.

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, which states that redevelopment and reuse of commercial and industrial sites should be encouraged.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The business has already received past approval for two expansions and is observing the required process for a third. Since 2014 it has existed complaint-free and in harmony with surrounding uses, which include homes and large-scale agricultural operations.
3. The most desirable use of the subject property is residential, agricultural, or other compatible uses.
4. The request conserves property values by expanding a small-scale mixture of residential and light manufacturing on an existing site and limiting the terms of the expansion to what is shown on the proposed site plan.
5. The proposed rezoning promotes responsible growth and development. The expansion meets technical requirements and is sited within the community it serves.

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 04/30/2025 Meeting Date: June 12, 2025 Transaction #: DPUD-0275-2025
Plan Commission Hearing (PUD)

Description: for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as MID RIVER SALES DPUD M-1

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping, Llc	Tri County Land Trustee Corp.	Dwayne Weaver (Land	Surveying And Mapping, Llc
2810 Dexter Dr.	(Land Contract Holder)	Contract Purchaser)	2810 Dexter Dr.
Elkhart, IN 46514	7890 S. 200 W.	60279 Cr 43	Elkhart, IN 46514
	Topeka, IN 46571	Middlebury, IN 46540	

Site Address: 10348 County Road 18 Middlebury, IN 46540	Parcel Number: 20-08-24-400-007.000-034
--	---

Township: Middlebury
Location: SOUTH SIDE OF CR 18, 2050 FT. WEST OF EAST COUNTY LINE ROAD

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

Lot Area: 5.00	Frontage: 442.00	Depth: 498.00
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Zoning: A-1	NPO List: 05/28/2025
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE SUP-0888-2024 (CANCELED)
SEE SUP-0101-2019 for an amendment to an existing Special Use for a home workshop/business for equine supplies to allow for a new building, and for 4 outside employees, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
APPROVED ON 3/21/19.

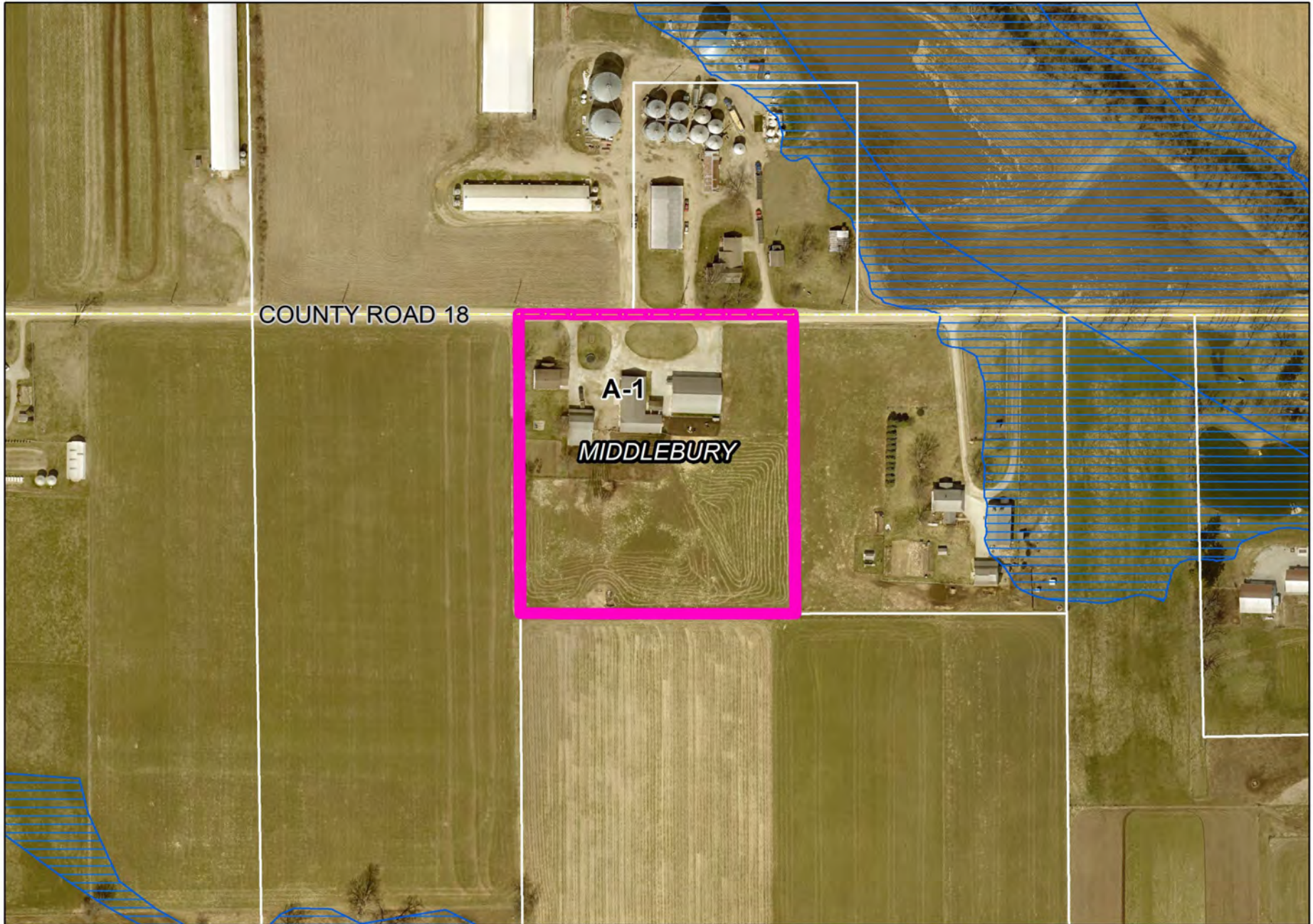
Applicant Signature:

Department Signature:

COUNTY ROAD 18

A-1

MIDDLEBURY



COUNTY ROAD 18

A-1

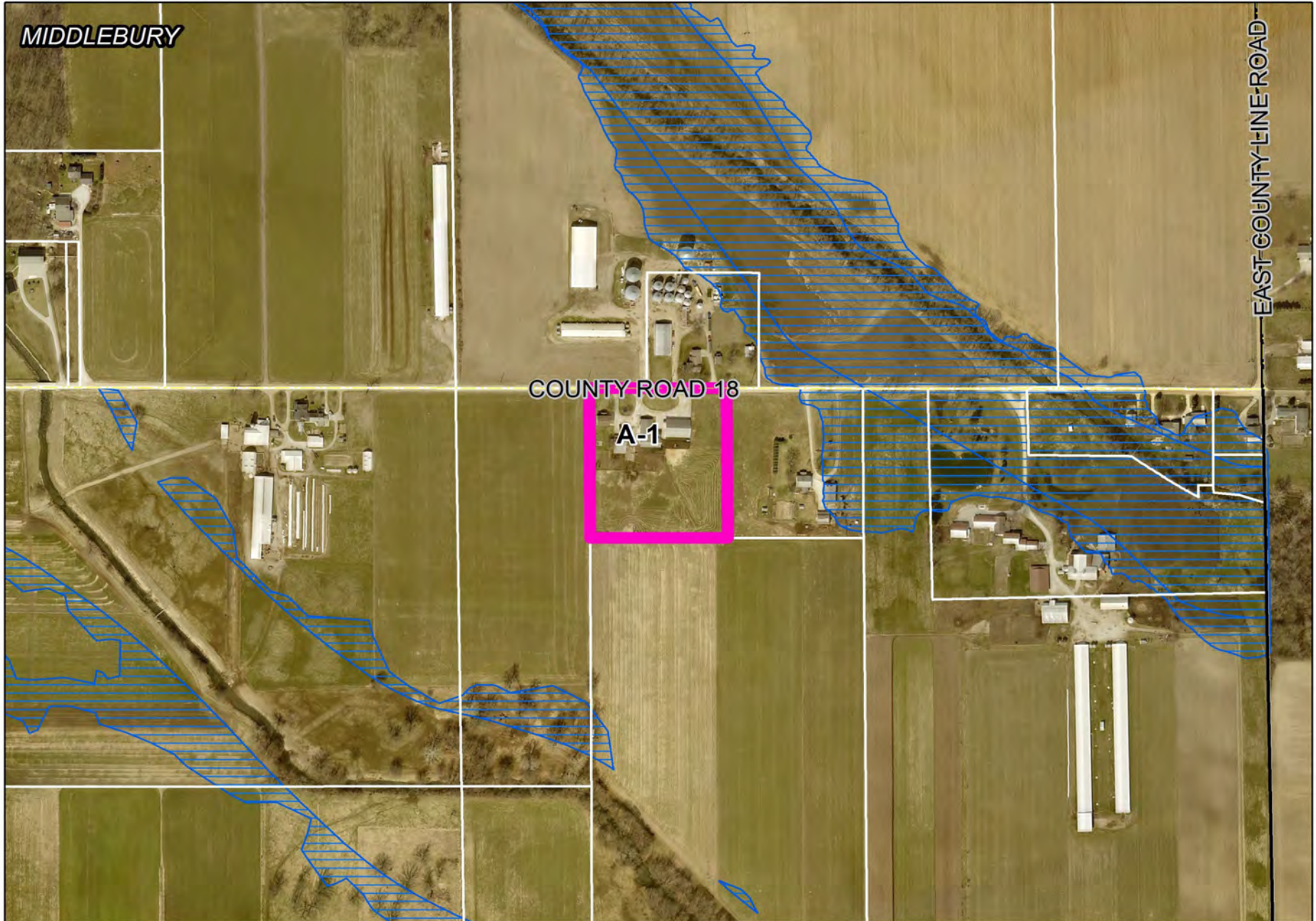
MIDDLEBURY

MIDDLEBURY

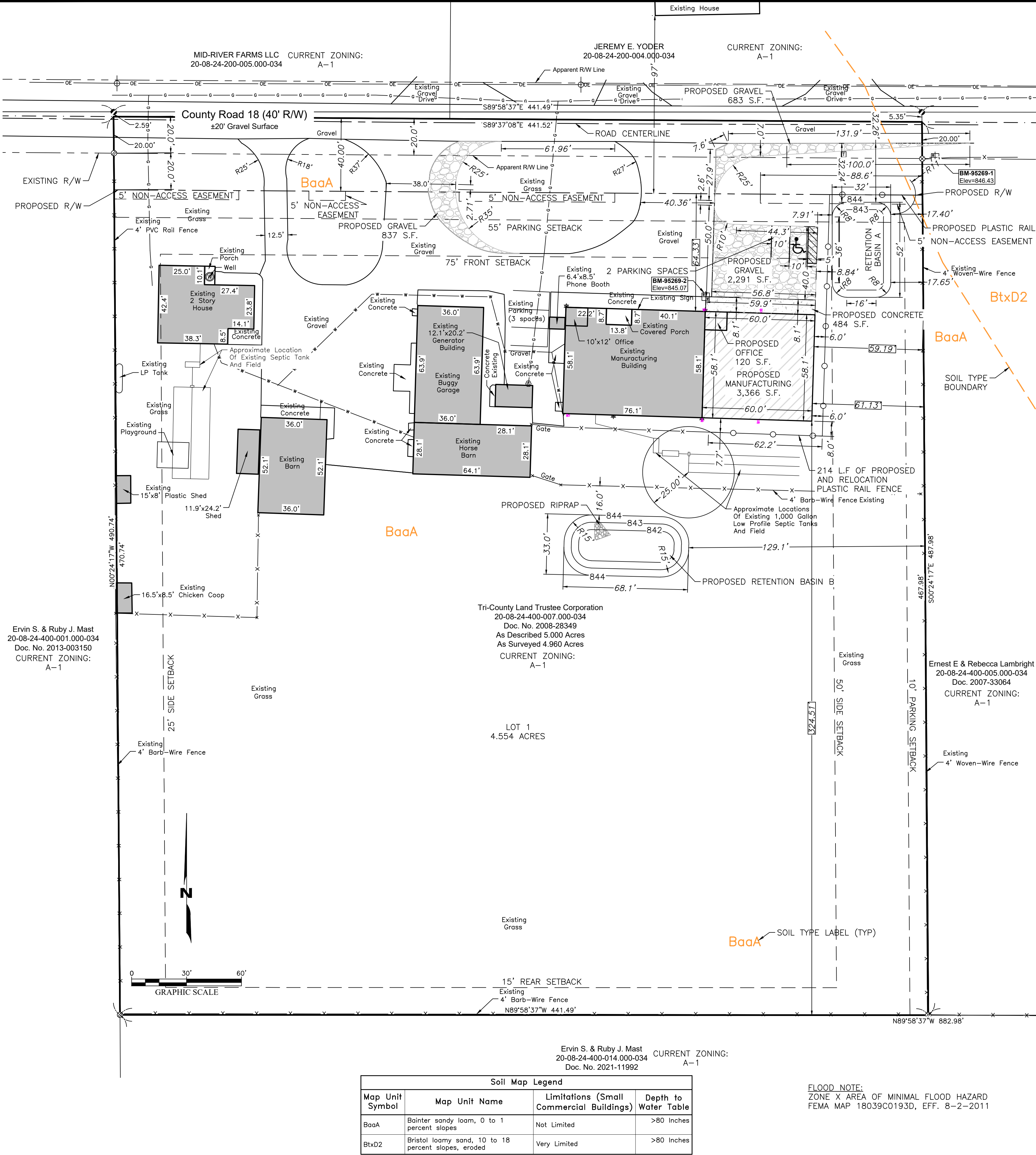
EAST-COUNTY-LINE-ROAD

COUNTY ROAD 18

A-1



MID RIVER SALES DPUD M-1



LAND USE SUMMARY			
LAND USE	AREA (S.F.)	AREA (AC.)	PERCENT
R.O.W. DEDICATION	17,659	0.41	8.2%
RESIDENTIAL USE	16,684	0.38	7.7%
MANUFACTURING (M-1) USE	19,085	0.44	8.8%
AGRICULTURAL USE	162,613	3.73	75.3%
TOTAL AREA	216,041	4.96	100.0%

GENERAL INFORMATION

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HORIZONTAL AND VERTICAL DATA IS BASED ON A SOLUTION DERIVED FROM THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED IN INDOT CONTINUOUSLY OPERATING REFERENCE STATIONS. THE COORDINATE SYSTEM IS US STATE PLANE 1983, NAD 1983 (CONUS), INDIANA EAST ZONE. GROUND ELEVATIONS ARE BASED UPON SAID INDOT SOLUTION ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS DERIVED UTILIZING THE MOST RECENT GEOID MODEL (GEOID18).

BENCHMARKS

BM-95269-1
GEAR SET IN THE NORTH FACE OF WOODEN FENCE POST ON SOUTH SIDE OF COUNTY ROAD 18, ±7' EAST OF EAST LINE OF SUBJECT PARCEL.
ELEV=846.43

BM-95269-2
CHISELED SQUARE AT NORTHEAST CORNER OF CONCRETE PAVEMENT NORTH OF NORTHEAST CORNER OF EAST BUILDING ON SUBJECT PARCEL, ±119' WEST OF EAST LINE OF SUBJECT PARCEL AND ±95' SOUTH OF CENTERLINE COUNTY ROAD 18.
ELEV=845.07

Legal Description (Per Document Number 2008-28349)

A part of the Southeast Quarter of Section 24, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a spike marking the Northwest corner of said Southeast Quarter; thence South 89 degrees, 31 minutes, 50 seconds East, 414.34 feet, along the North line of said Southeast Quarter and County Road 18, to an iron spike marking the point of beginning of this description; thence continuing along the last described line and bearing, 441.49 feet, to an iron stake; thence South 00 degrees, 02 minutes, 30 seconds West, 493.33 feet, to an iron stake; thence North 89 degrees, 31 minutes, 50 seconds West, 441.49 feet, to an iron stake; thence North 00 degrees, 02 minutes, 30 seconds East, 493.33 feet, to the point of beginning.

LEGEND

SYMBOL	DESCRIPTION
●	DISK MONUMENT FOUND
○	REBAR FOUND
⊙	IRON PIPE FOUND
⊕	REBAR SET
⊗	BENCHMARK SET
⊙	FENCE POST
⊙	POLE
⊙	GAS METER
⊙	TEST STATION
⊙	GAS MARKER
⊙	RAIN DOWNSPOUT
⊙	WATER FAUCET
⊙	TELEPHONE PEDESTAL
LINE TYPE	DESCRIPTION
—X—X—	FENCE (TYPE AS NOTED)
---	RIGHT-OF-WAY
---	SECTION LINES
—OE—	OVERHEAD ELECTRIC
—G—G—G—	UNDERGROUND GAS

ENGINEER CONTACT INFORMATION

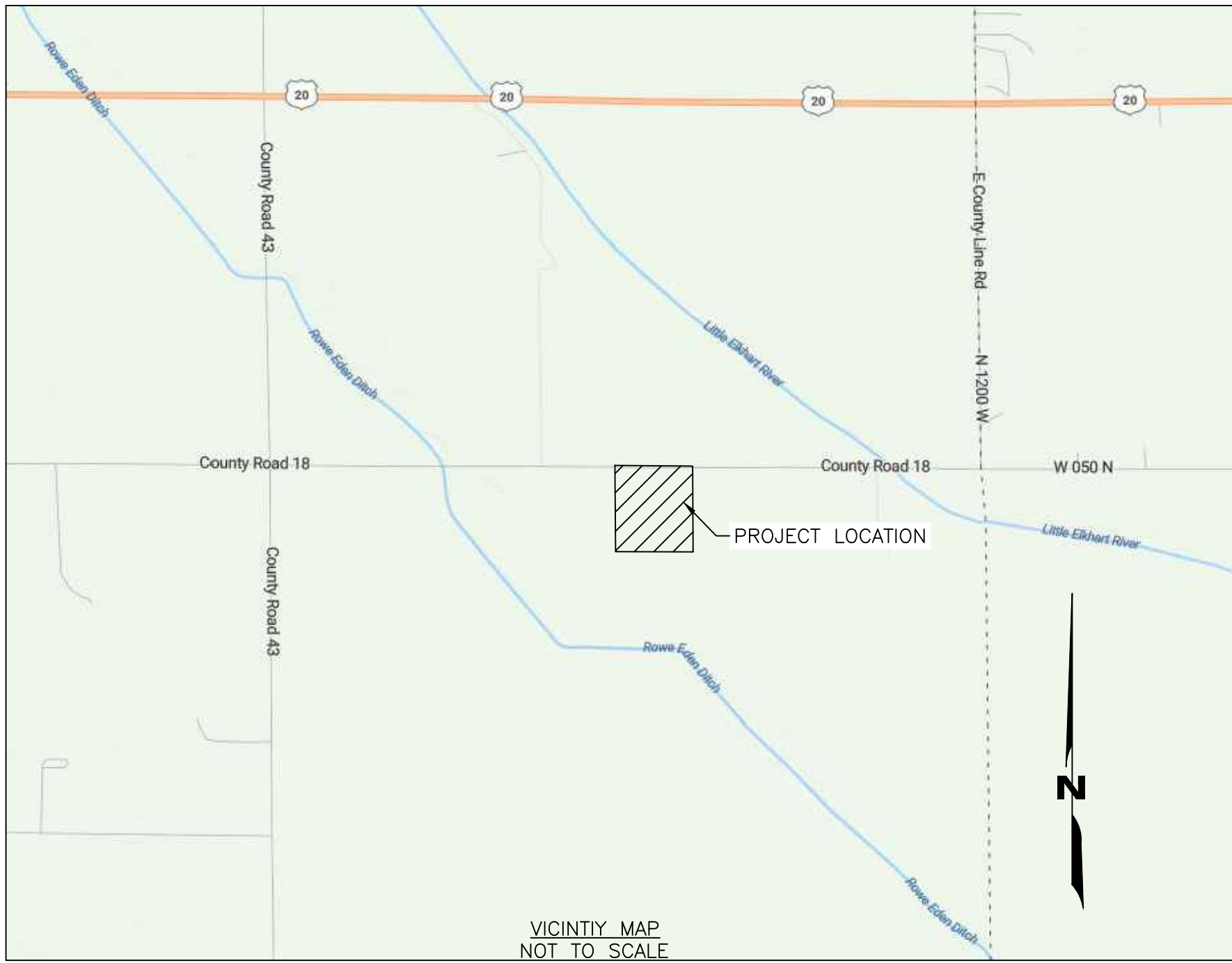
BEN STANLEY, P.E.
SURVEYING AND MAPPING LLC
2810 DEXTER DRIVE
ELKHART INDIANA 46514
PHONE: (574) 266-1010
EMAIL: BEN.STANLEY@SAM.BIZ

SITE PLAN NOTES:

- THE SITE HAS ONE SINGLE FAMILY RESIDENCE, AGRICULTURAL USE AND ONE TEXTILE BUSINESS. THE HOURS OF OPERATION FOR THE BUSINESS ARE 5:00 AM TO 2:00 PM, MONDAY THROUGH FRIDAY. THE PROPOSED ADDITION WILL BE HAVE A HEIGHT OF 30 FT.
- THERE ARE NO INCORPORATED AREAS ADJACENT TO THE PROPERTY.
- THERE ARE NO COMMON AREAS ON THE PROPERTY.
- THE TOTAL ACREAGE OF THE SITE IS 4.96 ACRES.
- EASEMENTS
 - ACCESS: NONE
 - NON-ACCESS: 5' NON ACCESS ON CR18 AS SHOWN
 - UTILITY: NONE
 - DRAINAGE: NONE
 - SEPTIC: NONE
 - STRUCTURE: NONE
- NO SIGNS ARE PROPOSED. THERE IS ONE EXISTING 18" x 28" SIGNED AFFIXED TO THE BUILDING AS SHOWN. COUNTY SIGN PERMIT WILL BE REQUIRED FOR FUTURE SIGN. FUTURE SIGN MUST BE AFFIXED TO THE BUILDING.
- THE NEAREST STRUCTURE IS 97 FT. NORTH OF NORTH PROPERTY LINE.
- THE THREE EXISTING DRIVEWAYS WILL REMAIN.
- OFFSITE DRIVEWAYS ARE DIRECTLY ACROSS COUNTY ROAD 18 FROM THE SITE.
- EXISTING PROPERTY WILL MAINTAIN CURRENT DRAINAGE PATTERNS. DETENTION BASIN "B" FOR BUILDING ADDITION WILL BE LOCATED AS SHOWN. DETENTION BASIN "A" FOR GRAVEL PARKING ADDITION WILL BE LOCATED AS SHOWN.
- THERE ARE NO REGULATED DRAINS ON SITE. ROWE EDEN DITCH IS LOCATED SOUTHWEST OF THE SITE.
- THERE IS NO POSTED SPEED LIMIT ON COUNTY ROAD 18 IN THIS AREA. THE SPEED LIMIT IS ASSUMED TO BE 45 M.P.H.. THE REQUIRED SIGHT DISTANCE FOR 45 M.P.H. IS 500 FT. BOTH EAST AND WEST OF THE EXISTING DRIVEWAY. THE DRIVEWAY HAS MORE THAN 500 FT. OF SIGHT DISTANCE BOTH EAST AND WEST OF THE DRIVEWAY.
- THE NEAREST EXISTING STRUCTURE TO THE REZONING AREA IS 97 FT. TO THE NORTH. NO OFFSITE WELL OR SEPTIC FIELD RECORD WAS FOUND WITHIN 100 FT. OF THE PROPERTY LINES.
- PARKING REQUIREMENTS:
 - 2 PER DWELLING, SINGLE-FAMILY (DETACHED).
 - 2 X 1 = 2 SPACES REQUIRED
 - REQUIRED: 1 PER 300 SQ.FT. OFFICE SPACE
240 / 300 = 1 SPACE REQUIRED
 - REQUIRED: 1 PER 1,000 SQ.FT. OUTDOOR STORAGE AREA
0 SQ.FT. OUTDOOR STORAGE AREA
 - REQUIRED: 1 PER 2,500 SQ.FT. INDOOR STORAGE AREA
7,547 / 2,500 = 3 SPACES REQUIRED
 - TOTAL REQUIRED = 6 SPACES
TOTAL PROVIDED = 5 SPACES

DEVIATIONS FROM STANDARDS

- RESTRICTIONS: THE CURRENT AND FUTURE USE IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE, AGRICULTURAL USE, AND ONE TEXTILE BUSINESS OPERATION. NO ADDITIONAL IMPROVEMENTS MAY BE MADE TO THE PROPERTY WITHOUT PRIOR APPROVAL BY THE ELKHART COUNTY PLANNING DEPT. A-1 DEVELOPMENT STANDARDS WILL APPLY TO CURRENT AND FUTURE RESIDENTIAL, RESIDENTIAL ACCESSORY, AND AGRICULTURAL USES WITH NO DPUD AMENDMENT REQUIRED FOR THESE USES.
- PARKING SPACES: 6 REQUIRED, 5 PROVIDED
- SIDE YARD SETBACK: 25 FEET REQUIRED, 0 FEET PROVIDED ON WEST PROPERTY LINE
- NO BUFFERING PROVIDED ON ANY PROPERTY LINE.
- ALL FUTURE SIGNS SHALL BE AFFIXED TO A BUILDING WITH A COUNTY SIGN PERMIT REQUIRED.



Soil Map Legend			
Map Unit Symbol	Map Unit Name	Limitations (Small Commercial Buildings)	Depth to Water Table
BaaA	Bainters sandy loam, 0 to 1 percent slopes	Not Limited	>80 Inches
BtxD2	Bristol loamy sand, 10 to 18 percent slopes, eroded	Very Limited	>80 Inches

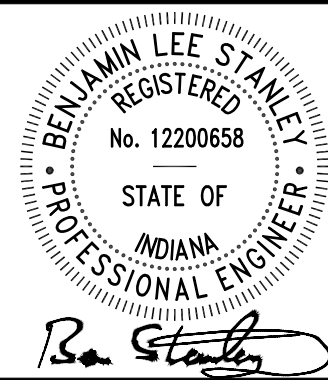
FLOOD NOTE:
ZONE X AREA OF MINIMAL FLOOD HAZARD
FEMA MAP 18039C0193D, EFF. 8-2-2011

NO.	REVISIONS	DATE
1	REVISIONS PER COUNTY TECH REVIEW COMMENTS 5/16/2025	5/21/2025
2	REVISIONS PER COUNTY TECH CORRECTIONS COMMENTS 5/23/2025	5/28/2025
3		
4		
5		
6		
7		
8		

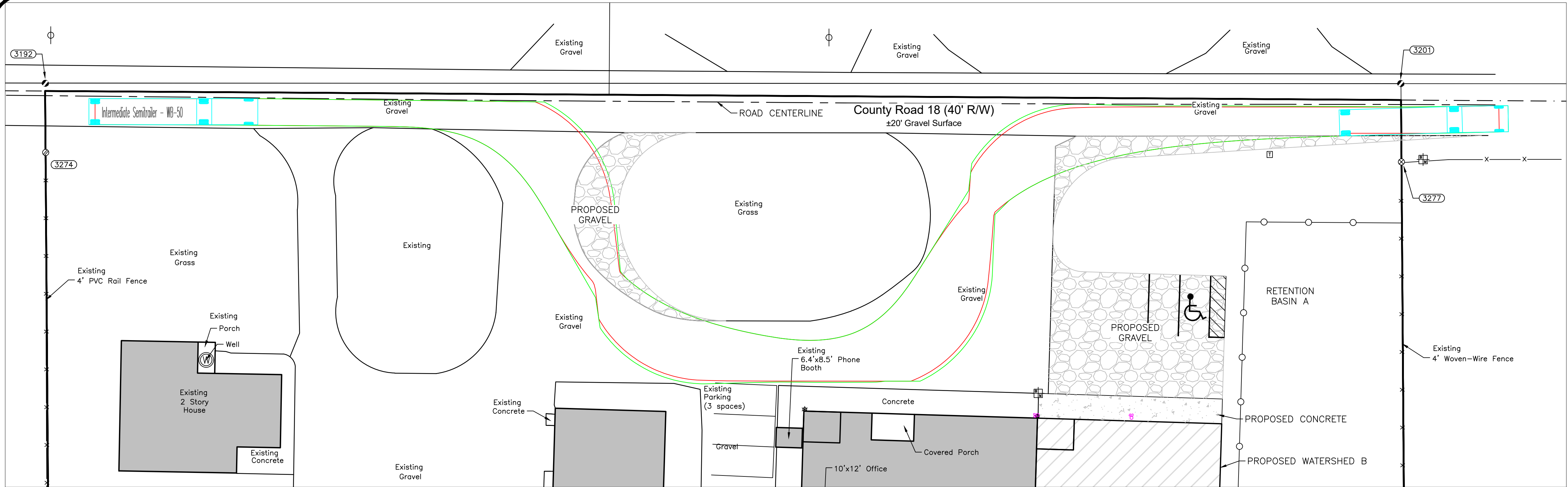


2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

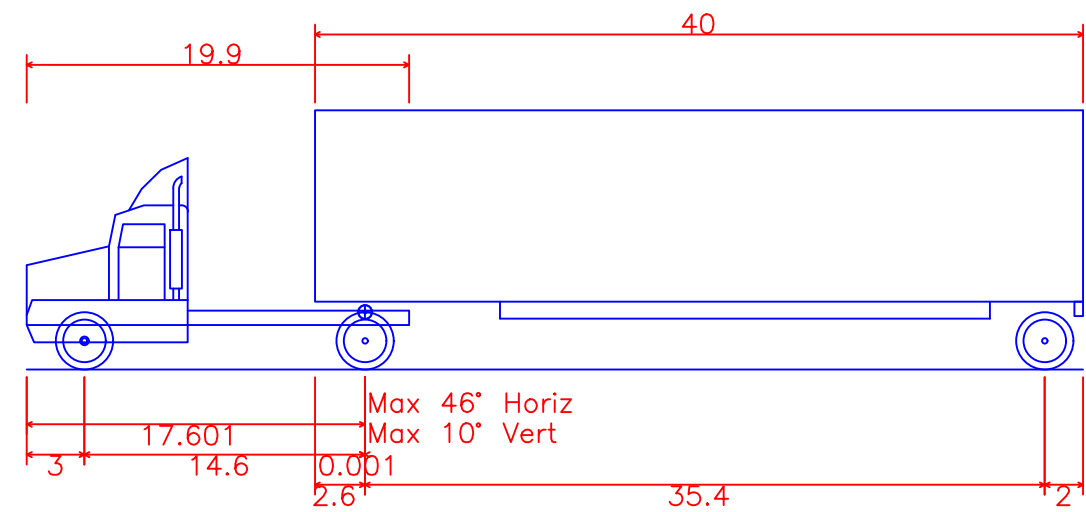
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CERTIFICATION DATE: 05/28/2025
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E., CFM
TECHNICIAN: MMR



PROPOSED SITE PLAN	
MID RIVER SALES, 10348 CR 18, PT. SE 1/4, SEC. 24, T37N, R7E, MIDDLEBURY TWP., ELKHART CO., INDIANA	
JOB NUMBER: 1025095269	

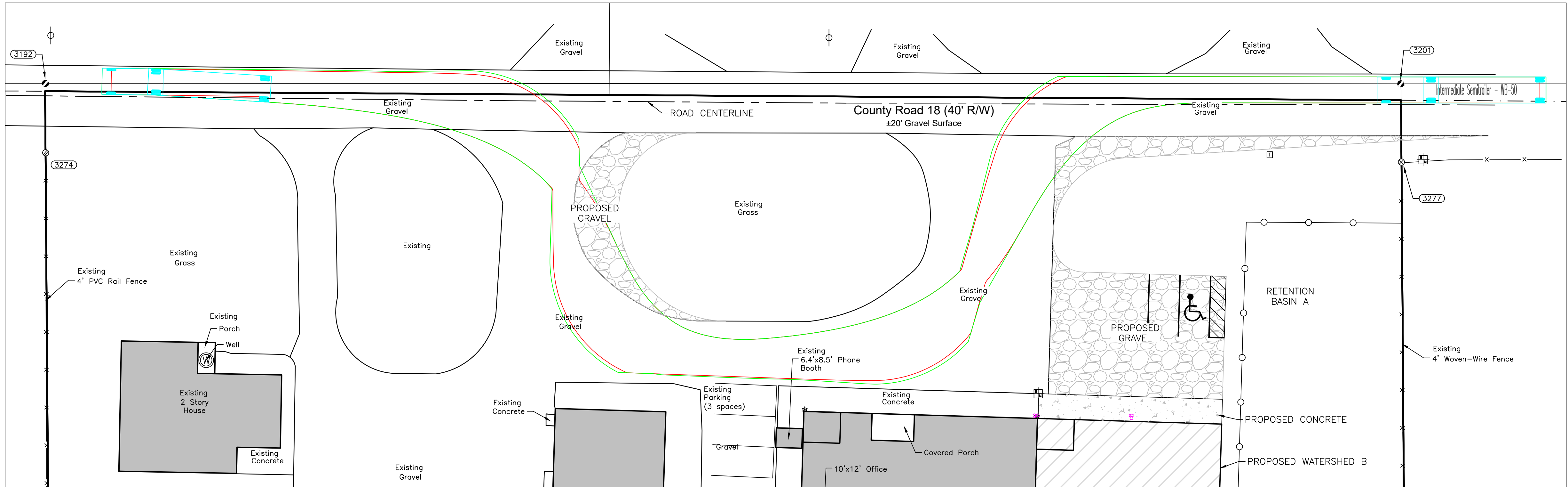


TRUCK TURNING DETAIL – APPROACH FROM EAST

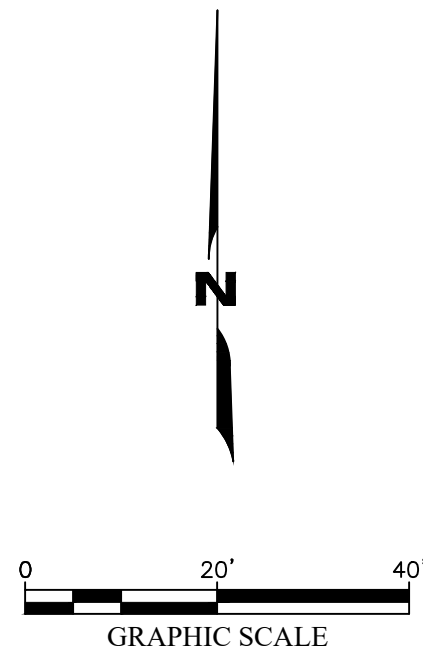


Intermediate Semitrailer – WB-50
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 39.900ft

TRUCK TURNING DETAIL – PROFILE & DATA



TRUCK TURNING DETAIL – APPROACH FROM WEST



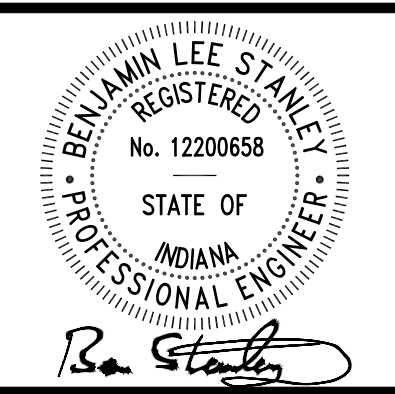
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C:\Users\BLS\OneDrive\Documents\1025095269\1025095269.DWG

NO.	REVISIONS	DATE
1		
2		
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6		
7		
8		



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

DRAWING FILE: 95269-DESIGN.DWG
CERTIFICATION DATE: 05/28/2025
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E., CFM
TECHNICIAN: MMR



PROPOSED TURNING MOVEMENT EXHIBIT
MID RIVER SALES, 10348 CR 18, PT. SE 1/4, SEC. 24, T37N, R7E, MIDDLEBURY TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025095269

MID RIVER SALES DPUD M-1

Legal Description (Per Document Number 2008-28349)

A part of the Southeast Quarter of Section 24, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a spike marking the Northwest corner of said Southeast Quarter; thence South 89 degrees, 31 minutes, 50 seconds East, 414.34 feet, along the North line of said Southeast Quarter and County Road 18, to an iron spike marking the point of beginning of this description; thence continuing along the last described line and bearing, 441.49 feet, to an iron stake; thence South 00 degrees, 02 minutes, 30 seconds West, 493.33 feet, to an iron stake; thence North 89 degrees, 31 minutes, 50 seconds West, 441.49 feet, to an iron stake; thence North 00 degrees, 02 minutes, 30 seconds East, 493.33 feet, to the point of beginning.

BEARING BASIS
BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983 (CORS).

GENERAL INFORMATION

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UTILITY NOTES

INDIANA 811 WAS CONTACTED ON FEBRUARY 10, 2025 REQUESTING LOCATION OF BURIED UTILITIES FOR THIS PROJECT. TICKET NUMBER 2502103321 WAS ISSUED. ALL BURIED UTILITIES MARKED AS A RESULT OF THE CONTACT WERE LOCATED IN THE FIELD AND ARE SHOWN. OTHER BURIED UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED.

BENCHMARKS

BM-95269-1
GEAR SET IN THE NORTH FACE OF WOODEN FENCE POST ON SOUTH-COUNTY ROAD 18, ±7' EAST OF EAST LINE OF SUBJECT PARCEL.
ELEV=846.43

BM-95269-2
CHISELED SQUARE AT NORTHEAST CORNER OF CONCRETE PAVEMENT OF NORTHEAST CORNER OF EAST BUILDING ON SUBJECT PARCEL, ± OF EAST LINE OF SUBJECT PARCEL AND ±95' SOUTH OF CENTERLINE ROAD 18.
ELEV=845.07

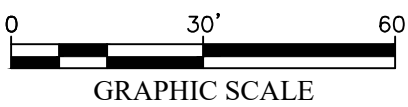
LEGEND

SYMBOL	DESCRIPTION
•	DISK MONUMENT FOUND
⦿	REBAR FOUND
⊙	IRON PIPE FOUND
⊗	REBAR SET
⊠	BENCHMARK SET
⊙	FENCE POST
⊙	POLE
⊙	GAS METER
⊙	TEST STATION
⊙	GAS MARKER
⊙	RAIN DOWNSPOUT
⊙	WATER FAUCET
⊙	TELEPHONE PEDESTAL

LINE TYPE	DESCRIPTION
—X—X—X—	FENCE (TYPE AS NOTED)
— — — —	RIGHT-OF-WAY
— · — · —	SECTION LINES
—OE—	OVERHEAD ELECTRIC
—G—G—G—	UNDERGROUND GAS

MONUMENT TABLE

NO.	DESCRIPTION
3192	5/8" Rebar, bent, found, down 2" (2.51' N. of Corner) (Held for N-S line)
3201	5/8" Rebar, bent, found, down 1" (5.35' N. of Corner) (Held for N-S line)
3274	5/8" Rebar with "SAM, LLC FIRM 112" Cap set, flush (20.00' S. of Corner)
3275	5/8" Rebar with "SAM, LLC FIRM 112" Cap set, flush
3276	5/8" Rebar with "SAM, LLC FIRM 112" Cap set, flush
3277	Wooden RR Tie Fence Post found (Held) (20.0' S. of Corner)



FLOOD NOTE:
ZONE X AREA OF MINIMAL FLOOD HAZARD
FEMA MAP 18039C0193D, EFF. 8-2-2011

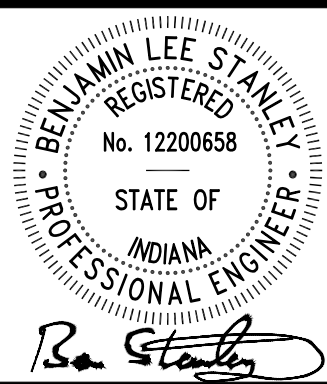
PRINTED Friday, May 30, 2025, 12:00:23 PM
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2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 95269-DESIGN.DWG
CERTIFICATION DATE: 05/28/2025
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E., CFM
TECHNICIAN: MAT



EXISTING CONDITIONS PLAN

MID RIVER SALES, 10348 CR 18,
PT. SE 1/4, SEC. 24, T37N, R7E,
MIDDLEBURY TWP., ELKHART CO., INDIANA

JOB NUMBER: 1025095269

MID RIVER SALES DPUD M-1

RETENTION BASIN-A STORAGE CALCULATIONS

NOTES:

- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- A MODIFIED RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME.

RUNOFF COEFFICIENTS (C):

	C	PREDEVELOPED		DEVELOPED	
		Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Grass/Pasture =	0.30	6256	1876.80	3372	1011.60
Gravel =	0.65	0	0.00	2400	1560.00
Pavement =	0.90	0	0.00	484	435.60
Building/Structure =	1.00	0	0.00	0	0.00
Total Area =		6256	1876.80	6256	3007.20
Composite C =		0.30		0.48	

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area = 0.14 acres				Developed CA = 0.07		
Developed Runoff Coefficient = 0.48						
Storm Duration (hr)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Outflow Rate (cfs)	Storage Rate (cfs)	Required Storage in Acre Feet (AF) (ac.ft.)	Required Storage in Cubic Feet (CF) (cu.ft.)
0.17 hr	7.92	0.55	0.00	0.55	0.008	331
0.33 hr	5.40	0.38	0.00	0.38	0.010	451
0.50 hr	3.96	0.28	0.00	0.28	0.011	496
0.75 hr	2.71	0.19	0.00	0.19	0.012	508
1 hr	1.98	0.14	0.00	0.14	0.011	497
2 hr	1.55	0.11	0.00	0.11	0.018	775
3 hr	1.14	0.08	0.00	0.08	0.020	860
6 hr	0.67	0.05	0.00	0.05	0.023	1,003
9 hr	0.48	0.03	0.00	0.03	0.025	1,089
12 hr	0.38	0.03	0.00	0.03	0.026	1,152
24 hr	0.22	0.02	0.00	0.02	0.030	1,312
Required Storage						1312 cu.ft.
Proposed Storage						1325 cu.ft.
% Provided						101%

Proposed Basin A Storage

Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)
844.00	1608	
843.00	1041	1,325
Total Volume		1,325 cu.ft.
TOTAL =		1,325 cu.ft.
REQUIRED =		1,312 cu.ft.
PERCENTAGE =		101%

RETENTION BASIN-B STORAGE CALCULATIONS

NOTES:

- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- A MODIFIED RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME.

RUNOFF COEFFICIENTS (C):

	C	PREDEVELOPED		DEVELOPED	
		Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Grass/Pasture =	0.30	5702	1710.60	2216	664.80
Gravel =	0.65	0	0.00	0	0.00
Pavement =	0.90	0	0.00	0	0.00
Building/Structure =	1.00	2211	2211.00	5697	5697.00
Total Area =		7913	3921.60	7913	6361.80
Composite C =		0.50		0.80	

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area = 0.18 acres				Developed CA = 0.15		
Developed Runoff Coefficient = 0.80						
Storm Duration (hr)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Outflow Rate (cfs)	Storage Rate (cfs)	Required Storage in Acre Feet (AF) (ac.ft.)	Required Storage in Cubic Feet (CF) (cu.ft.)
0.17 hr	7.92	1.17	0.000	1.17	0.016	700
0.33 hr	5.40	0.80	0.000	0.80	0.022	954
0.50 hr	3.96	0.58	0.000	0.58	0.024	1,048
0.75 hr	2.71	0.40	0.000	0.40	0.025	1,075
1 hr	1.98	0.29	0.000	0.29	0.024	1,052
2 hr	1.55	0.23	0.000	0.23	0.038	1,640
3 hr	1.14	0.17	0.000	0.17	0.042	1,818
6 hr	0.67	0.10	0.000	0.10	0.049	2,122
9 hr	0.48	0.07	0.000	0.07	0.053	2,304
12 hr	0.38	0.06	0.000	0.06	0.056	2,437
24 hr	0.22	0.03	0.000	0.03	0.064	2,775
Required Storage						2775 cu.ft.
Proposed Storage						2848 cu.ft.
% Provided						103%

Proposed Basin B Storage		
Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)
844.00	2054	1,727
843.00	1399	1,122
842.00	844	1,122
Total Volume		2,848 cu.ft.
TOTAL =		2,848 cu.ft.
REQUIRED =		2,775 cu.ft.
PERCENTAGE =		103%

FLOOD NOTE:
ZONE X AREA OF MINIMAL FLOOD HAZARD
FEMA MAP 18039C0193D, EFF. 8-2-2011

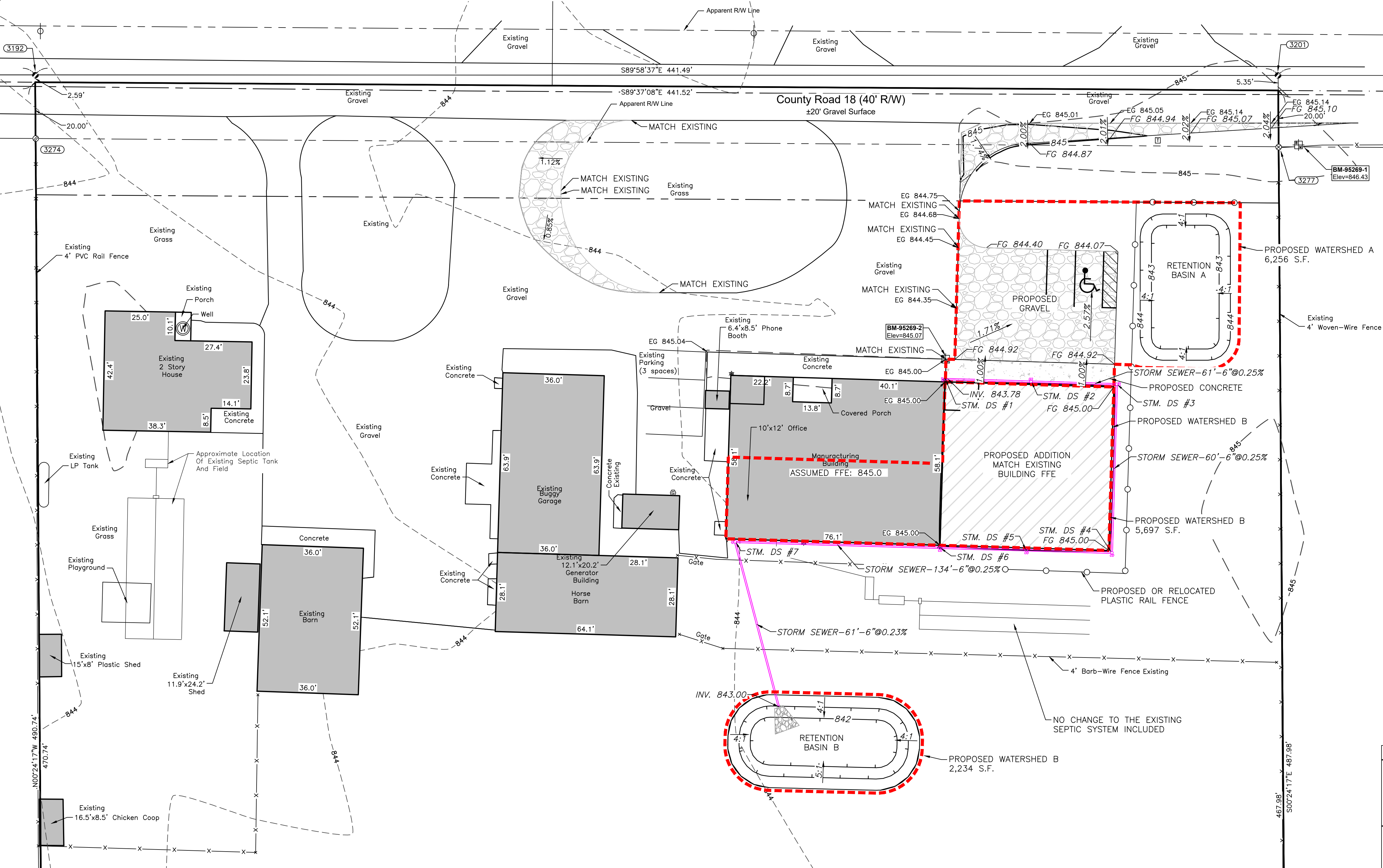
BENCHMARKS

BM-95269-1
GEAR SET IN THE NORTH FACE OF WOODEN FENCE POST ON SOUTH-COUNTY ROAD 18, ±7' EAST OF EAST LINE OF SUBJECT PARCEL.
ELEV=846.43

BM-95269-2
CHISELED SQUARE AT NORTHEAST CORNER OF CONCRETE PAVEMENT OF NORTHEAST CORNER OF EAST BUILDING ON SUBJECT PARCEL, ± OF EAST LINE OF SUBJECT PARCEL AND ±95' SOUTH OF CENTERLINE ROAD 18.
ELEV=845.07

LEGEND

SYMBOL	DESCRIPTION
DISK MONUMENT FOUND	
REBAR FOUND	
IRON PIPE FOUND	
REBAR SET	
BENCHMARK SET	
FENCE POST	
POLE	
GAS METER	
TEST STATION	
GAS MARKER	
RAIN DOWNSPOUT	
WATER FAUCET	
TELEPHONE PEDESTAL	
LINE TYPE	DESCRIPTION
—X—X—	FENCE (TYPE AS NOTED)
---	RIGHT-OF-WAY
---	SECTION LINES
—○—	OVERHEAD ELECTRIC
—G—G—	UNDERGROUND GAS

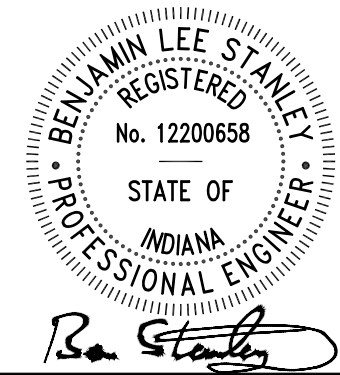


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ENGINEER: Benjamin Stanley, P.E., CFM
TECHNICIAN: MMR



PROPOSED DRAINAGE PLAN
PROPOSED GRADING PLAN
MID RIVER SALES, 10348 CR 18,
PT. SE 1/4, SEC. 24, T37N, R7E,
MIDDLEBURY TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025095269

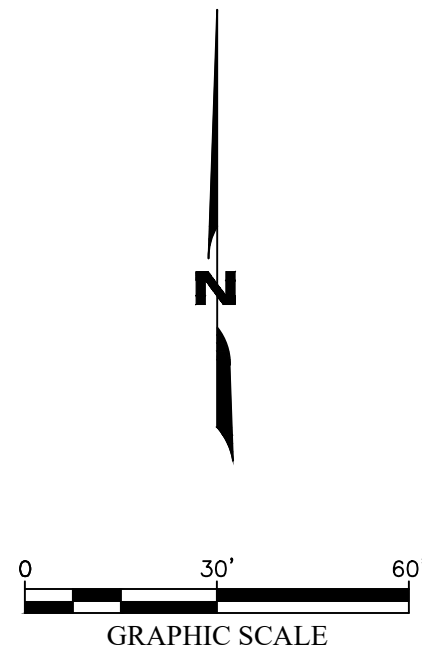
SHEET 3
OF 4

STORM WATER POLLUTION PREVENTION PLAN LEGEND
B2, B3, B4, B5, B6, B7, B9, A29, A30

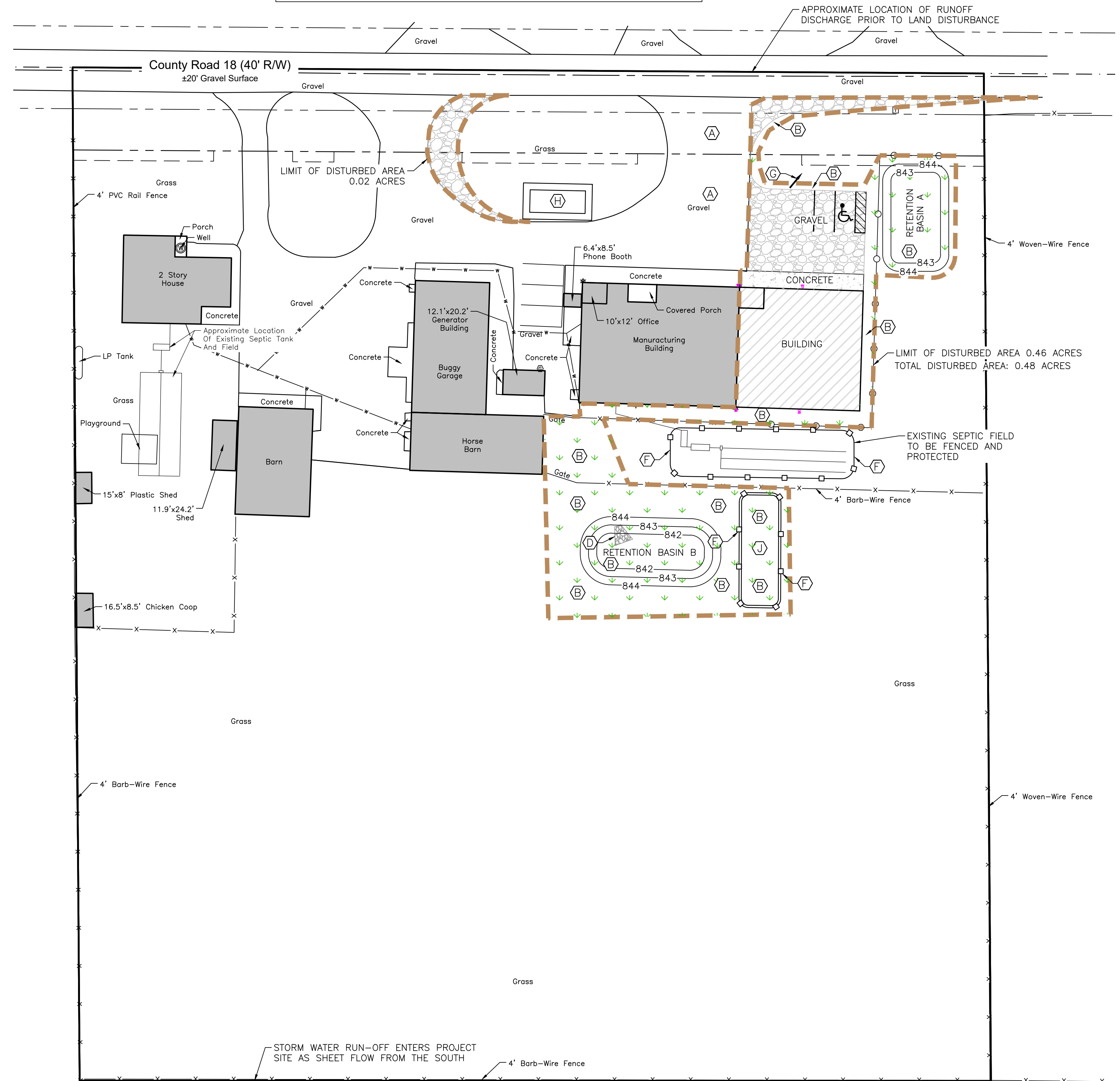
- (A) EXISTING GRAVEL DRIVE TO SERVE AS CONSTRUCTION ENTRANCE. ANY SEDIMENT TO BE REMOVED AS NEEDED.
(B) SEEDING FOR TEMPORARY SURFACE STABILIZATION AS NEEDED.
(B) SEEDING FOR PERMANENT SURFACE STABILIZATION AS NEEDED.
(B) PROTECTION FOR SHEET FLOW OVER UNPAVED SURFACES.
(D) OUTLET PROTECTION.
(D) CONCENTRATED FLOW AT PIPE OUTLETS AND DRAINAGE SWALES TO BE PROTECTED WITH RIPRAP.
(F) BOUNDARY PROTECTION SILT FENCE OR STRAW WATTLES.
(G) DE-WATERING OUTLET LOCATION WITH FILTER BAG. ACTUAL LOCATION MAY VARY AS DETERMINED BY SITE CONTRACTOR.
(H) CONCRETE WASHOUT PIT LOCATION SHOWN. ACTUAL LOCATION MAY VARY AS DETERMINED BY SITE CONTRACTOR.
(J) SOIL STOCKPILE AREA: ACTUAL LOCATION MAY VARY AS DETERMINED BY SITE CONTRACTOR.

— — — — — BOUNDARY OF DISTURBED AREAS.

FLOOD NOTE:
ZONE X AREA OF MINIMAL FLOOD HAZARD
FEMA MAP 18039C0193D, EFF. 8-2-2011



MID RIVER SALES DPUD M-1

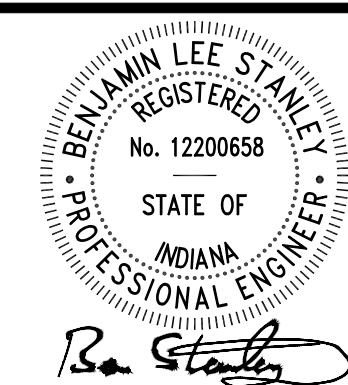


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VERTICAL SCALE: NONE
ENGINEER: Ben Stanley, P.E.
TECHNICIAN: MMR



SOIL EROSION AND SEDIMENT CONTROL PLAN
MID RIVER SALES, 10348 CR 18,
PT. SE 1/4, SEC. 24, T37N, R7E,
MIDDLEBURY TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025095269

SHEET 4
OF 4

Detailed Planned Unit Development

to be known as

Mid River Sales D.P.U.D. M-1

10348 County Road 18
Situating in the Southeast Quarter, Section 24,
Township 37 North, Range 7 East,
Middlebury Township, Elkhart County, Indiana
Tax ID Number:
20-08-24-400-007.000-034

Narrative Reports

prepared by

Surveying and Mapping, LLC

2810 Dexter Drive
Elkhart, Indiana 46514
Phone 574.266.1010
Fax 574.262.3040

www.sam.biz

Ben Stanley, P.E.
Indiana Professional Engineer 12200658
Email: ben.stanley@sam.biz

Project Number 1025095269

May 30, 2025

D.P.U.D. Description (Doc. 2008-28349)

A part of the Southeast Quarter of Section 24, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a spike marking the Northwest corner of said Southeast Quarter; thence South 89 degrees, 31 minutes, 50 seconds East, 414.34 feet, along the North line of said Southeast Quarter and County Road 18, to an iron spike marking the point of beginning of this description; thence continuing along the last described line and bearing, 441.49 feet, to an iron stake; thence South 00 degrees, 02 minutes, 30 seconds West, 493.33 feet, to an iron stake; thence North 89 degrees, 31 minutes, 50 seconds West, 441.49 feet, to an iron stake; thence North 00 degrees, 02 minutes, 30 seconds East, 493.33 feet, to the point of beginning.

Project Overview

A. Project Summary:

- 1) The property is currently owned by Tri-County Land Trustee Corporation.
- 2) The D.P.U.D. zoning is needed to allow the manufacturing and residential uses to share the property.

B. Reasons for the chosen location:

- 1) The owner wants to continue occupancy of the existing single-family residence in the northeast part of the property.
- 2) The owner wants to continue use of the existing manufacturing buildings in the east part of the property for the Mid River Sales Company.
- 3) The proposed use for the textile company operations is a Permitted Use in the M-1 Zoning District.
- 4) The residential use was in place prior to the business use.
- 5) The residential use is planned to remain a part of the property use.
- 6) The owner would be restricted to this zone and use.

C. Relation of existing uses to surrounding land uses:

- 1) North: County Rd 18, farmland and residence north of County Rd 18, zoned A-1.
- 2) West: Farmland, zoned A-1.
- 3) East: Pasture and Residence, zoned A-1.
- 4) South: Farmland, zoned A-1.

D. Land use (See Plan Sheet 2):

LAND USE CALCULATIONS	AREA (S.F.)	AREA (AC.)	PERCENT
R.O.W. DEDICATION	17,659	0.41	8.2%
RESIDENTIAL USE	16,684	.38	7.7%
MANUFACTURING (M-1) USE	19,085	.44	8.8%
AGRICULTURAL USE	162,613	3.73	75.3%
TOTAL AREA	216,041	4.96	100.0%

E. Protections for surrounding residential uses against nuisances:

1. There will be no outside lighting on the proposed building.
2. There will be no outdoor speakers on the property.
3. The business has been operating for 19 years as a good neighbor with adjoining property owners.

2. Development project details

A. Site Improvements and Changes

All existing buildings will remain. Building setbacks are shown on the Site Plan. A new 3,486 S.F building addition is proposed.

B. Project Phasing

The project will be completed in one phase.

C. Site Access

The existing access driveways are used for residential, agricultural and business traffic. The location is shown on the Site Plan. No new access driveways are proposed.

D. Days and Hours of Operation

Hours: 5 am to 2 pm, with staggered shift start/end times to cover hours of operation, Monday – Friday. No work activities Saturdays or Sundays.

E. Indoor and Outdoor Activity

The residence will continue to be occupied by the owner of the property. The manufacturing building will continue to be used by the employees of Mid River Sales. Agricultural barns and animal pens will continue to be used for agricultural purposes.

F. Number of Employees and Visitors per Day

5 full-time employees and 1 part-time employee.
Approximately one visitor per day is expected.

G. Number of Trucks and other vehicles per day

One delivery semi-truck per day.

H. Parking and Parking Surfaces Plan

Two additional parking spaces for manufacturing use are shown on the Site Plan. The proposed parking area will be gravel.

I. Outside Storage and Display

No outdoor areas will be used for storage or display.

J. Overview of Stormwater Plan

The existing site will continue its historic drainage patterns. Stormwater from the proposed building addition will be directed via roof drains into a shallow retention basin (Basin B) on the south side of the building. The proposed gravel parking addition will drain to a shallow retention basin (Basin A) partly within the dedicated right-of-way of County Road 18. This shallow retention basin will also provide storage for stormwater runoff for County Road 18.

3. Deviations from Zoning Ordinance standards

- A. Current and future use is restricted to one single-family residence, agricultural uses, and one textile business operation. A-1 development standards will apply to current and future residential, residential accessory, and agricultural uses with no DPUD amendment required for these uses.
- B. Five parking spaces shall be provided instead of the required six.
- C. The side yard setback on the west property line shall continue to be zero feet for the existing accessory structures.
- D. No buffering is provided on any property line.
- E. One existing 18" x 28" sign shall remain affixed to the north side of the east building. All future signs shall be affixed to a building, with a county sign permit required.

4. Water Supply and Sanitary Sewer Plan

- A. The site is not adjacent to a municipal boundary. As a result, municipal sanitary sewer and water services are not available. All known on-site private water and wastewater system locations are shown on the plans.
- B. The existing residence has an on-site wastewater disposal system south of the house and a water supply well on the north side. Neither are within the county right-of-way.
- C. The existing manufacturing building has an on-site wastewater disposal system that is south of the building. The proposed addition will be connected to the existing well and wastewater systems.
- D. There are no off-site existing water supply or septic systems within 100 ft. of the proposed property lines.

5. Soils Report

- A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. The soil identified is Bainters sandy loam. The existing soil type is shown on the Site Plan.
- B. The Soil Survey indicates that Bainters sandy loam is rated as "Not Limited" for both Small Commercial Buildings.
- C. There are no ponding soils shown on site.
- D. The Soil Survey indicates that the depth to the water table is greater than 80 inches.

6. Traffic Report

A. Traffic Data:

- 1) County Road 18 Average Daily Traffic between County Road 43 and East County Line Road: 67 (per 2022 County Data)

B. Twenty feet of additional right-of-way is being dedicated on the County Road 18 frontage for a total of forty feet of right-of-way.

C. Number of Vehicles: 5 per weekday

The five employees of this facility are predominantly Amish, who are dropped off in the morning and picked up in the afternoon. One person drives while another rides his bike every day. This number accounts for an average of one truck delivery/shipment and one visitor per day. There is no planned increase in vehicles from the existing condition.

D. The Traffic Impact Vehicular Study (TIVE) is attached to this report.

E. There are three existing driveways onto County Road 18. The owner requests that all three existing driveways remain. The locations are shown on the Site Plan and Support Drawing. No new access driveways are proposed.

F. There is over 500 ft. of intersection sight distance on County Rd 18 at the existing driveway location for the 45-m.p.h. speed limit.

7. Storm Water Report

A. The existing site is relatively flat, with the highest elevation of 845.2 occurring at two locations: one surrounding the single-family residence at the northwest corner of the property and the other on the east property line. The lowest elevation of 843.4 is at the southwest corner of the property.

B. County Road 18 on the north is a gravel road. There is no existing drainage ditch on the north or south side of the road

C. Existing farmland is located north, south, east, and west of the property. The land slopes gently, draining to the southwest property corner. Little Elkhart River is northeast of the property. Rowe Eden Ditch is located southwest of the property.

In the proposed condition, stormwater from the proposed building addition will be directed via roof drains into a shallow retention basin (Basin B) on the south side of the building. The proposed gravel parking addition will drain to a shallow retention basin/ditch (Basin A).

D. All side slopes of the basin shall be a maximum of 4 horizontal to 1 vertical.

RETENTION BASIN-B STORAGE CALCULATIONS

NOTES:

- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- A MODIFIED RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME.

RUNOFF COEFFICIENTS (C):		PREDEVELOPED		DEVELOPED	
	C	Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Grass/Pasture =	0.30	5702	1710.60	2216	664.80
Gravel =	0.65	0	0.00	0	0.00
Pavement =	0.90	0	0.00	0	0.00
Building/Structure =	1.00	2211	2211.00	5697	5697.00
Total Area =		7913	3921.60	7913	6361.80
Composite C =		0.50		0.80	

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area = 0.18 acres

Developed CA = 0.15

Developed Runoff Coefficient = 0.80

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage in Acre Feet (AF)	Required Storage in Cubic Feet (CF)
(hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(ac.ft.)	(cu.ft.)
0.17 hr	7.92	1.17	0.000	1.17	0.016	700
0.33 hr	5.40	0.80	0.000	0.80	0.022	954
0.50 hr	3.96	0.58	0.000	0.58	0.024	1,048
0.75 hr	2.71	0.40	0.000	0.40	0.025	1,075
1 hr	1.98	0.29	0.000	0.29	0.024	1,052
2 hr	1.55	0.23	0.000	0.23	0.038	1,640
3 hr	1.14	0.17	0.000	0.17	0.042	1,818
6 hr	0.67	0.10	0.000	0.10	0.049	2,122
9 hr	0.48	0.07	0.000	0.07	0.053	2,304
12 hr	0.38	0.06	0.000	0.06	0.056	2,437
24 hr	0.22	0.03	0.000	0.03	0.064	2,775
					Required Storage	2775 cu.ft.
					Proposed Storage	2848 cu.ft.
					% Provided	103%

Proposed Basin B Storage

Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)
844.00	2054	
843.00	1399	1,727
842.00	844	1,122
Total Volume		2,848 cu.ft.
TOTAL =		2,848 cu.ft.
REQUIRED =		2,775 cu.ft.
PERCENTAGE =		103%

May 27, 2025

Elkhart County Plan Commission
4230 Elkhart Road
Goshen, IN 46526

RE: Support for Neighbor's Proposed Property Changes - Mid River Sales DPUD
M-1, 10348 County Road 18, Middlebury, Indiana

Dear Members of the Elkhart County Plan Commission,

I, Ernest Lambright, am the owner of the property located at
10276 CR 18 which is adjacent to the property owned by Tri-
County Land Trustee Corporation at 10348 County Road 18.

I have been informed of and reviewed the proposed improvements that Mid
River Sales intends to make to their property. These improvements include a
building addition and driveway modifications as part of their application to the
Elkhart County Plan Commission to rezone the property to DPUD M-1.

I have no objections or requested changes to the proposed project except as
may be described below. I believe the proposed improvements will have no
negative impact on my own property or the surrounding area. I understand
that this project is subject to review and approval by the Plan Commission, and
I respectfully provide this letter as my acknowledgment and approval of the
proposed project.

Thank you for your time and consideration.

Sincerely,

Ernest Lambright
Printed Name

574-349-4133
Phone Number

Ernest Lambright
Signature

5/28/25
Date

(Describe any objections or requested changes, if any)

- _____
- _____

May 27, 2025

Elkhart County Plan Commission
4230 Elkhart Road
Goshen, IN 46526

RE: Support for Neighbor's Proposed Property Changes - Mid River Sales DPUD
M-1, 10348 County Road 18, Middlebury, Indiana

Dear Members of the Elkhart County Plan Commission,

I, Jeremy Yoder, am the owner of the property located at
10348 CR 18 which is adjacent to the property owned by Tri-
County Land Trustee Corporation at 10348 County Road 18.

I have been informed of and reviewed the proposed improvements that Mid
River Sales intends to make to their property. These improvements include a
building addition and driveway modifications as part of their application to the
Elkhart County Plan Commission to rezone the property to DPUD M-1.

I have no objections or requested changes to the proposed project except as
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that this project is subject to review and approval by the Plan Commission, and
I respectfully provide this letter as my acknowledgment and approval of the
proposed project.

Thank you for your time and consideration.

Sincerely,

Jeremy Yoder
Printed Name

574 361-7489
Phone Number

Jeremy Yoder
Signature

5-30-25
Date

(Describe any objections or requested changes, if any)

- _____
- _____

TO: Plan Commission

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

SUB: Approvals of Plan Commission Recommendations

The following petition was **APPROVED** at the May 12, 2025, Elkhart County Commissioner's meeting:

1. Petitioner: Nathan D. Miller & Lori B. Miller, Husband & Wife represented by Land and Boundary LLC
Petition: for a zone map change from R-2 to DPUD B-3 and R-2 and for primary approval of a 2-lot minor subdivision to be known as **MILLER'S COUNTY ROAD 4 DPUD MINOR SUBDIVISION**.
Location: north side of CR 4, 1,990 ft. west of East County Line Rd., common address of 10361 CR 4 in York Township. (DPUD-0131-2025)
Plat Committee Vote: Yes: 6; No: 0; Absent: 3
Remonstrators Present: None
Development Issues: None

The following petition was **APPROVED** at the May 19, 2025, Elkhart County Commissioner's meeting:

1. Petitioner: Elkhart County Plan Commission
Petition: for multiple amendments to the text of the Elkhart County Development Ordinance.
Location: The geographic area to which the proposed amendments to the text of the Elkhart County Zoning Ordinance applies is all lands within Elkhart County, including all the Townships: Cleveland, Osolo, Washington, York, Baugo, Concord, Jefferson, Middlebury, Olive, Harrison, Elkhart, Clinton, Locke, Union, Jackson and Benton, but excluding the jurisdictions of the City of Goshen, the City of Elkhart, and the Town of Nappanee.
Plat Committee Vote: Yes: 6; No: 0; Absent: 3
Remonstrators Present: None
Development Issues: None