

AGENDA

ELKHART COUNTY PLAN COMMISSION

February 12, 2026
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 January 2026.

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

9:30 A.M.

A. Petitioner: Town of Bristol (Warner)
Petition: Development Ordinance (Section 158.04) -. Text Amendment: Addition of Bristol Development Overlay District. The proposed text amendment would establish special development standards within three (3) overlay districts within Bristol - Bristol Downtown Corridor District, Bristol Transitional Corridor District, and Bristol South Division Corridor District. The amendment includes regulations addressing permitted and prohibited uses, including restrictions on agricultural uses, tattoo parlors, and smoke shops in certain districts; building placement and form standards; accessory uses and structures; parking standards; landscaping and buffering standards; lighting standards; and sign regulations.

Location: all property located within the Town of Bristol.

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.*
- *Written Order for the South Benton TIF Expansion.*
- *Appoint Jim Kolbus as Hearing Officer Alternate.*

ADJOURNMENT

Phil Barker – County Surveyor: no term

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

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

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

Steven Clark – County Council Liaison: no term

Brad Rogers – County Commissioners Liaison: no term

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

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

Angie Brenneman – Ag Agent: no term