

AGENDA
CITY OF ELKHART PLAN COMMISSION
MONDAY, OCTOBER 5, 2026, AT 1:45 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

This meeting can also be accessed electronically via Teams.

To join, go to <https://teams.microsoft.com/meet/260811941266979?p=y5teFWIG5Tp0EB0MLB> enter **260 811 941 266 979** as the meeting number and “**d2eh7GP6**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to Carla.Lipsey@cityofelkhart.in.gov prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**
4. **APPROVAL OF 2027 CALENDAR**
5. **NEW BUSINESS**

26-ANX-02 PETITIONER IS Synergy Gateway II LLC

PROPERTY IS LOCATED AT 28505 County Road 20

As prescribed by Section 29.11.B, a request to annex 28505 County Road 20, land containing 10.262 acres.

26-PUDA-05 PETITIONER IS WALMART REAL ESTATE PROPERTIES

PETITIONER IS Walmart Real Estate Properties

PROPERTY IS LOCATED AT 175 County Road 6 W

Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 175 County Road 6 West; to allow for the restriping of the parking lots, replacing stop signs, pedestrian crossing signs and reconfigure the online pick-up parking area resulting in the loss of 5 parking spaces from the total number of parking spaces.

26-PUDA-06 PETITIONER IS Benco LLC

PROPERTY IS LOCATED AT 921 Verdant St.

Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 921 Verdant Street; to allow for the installation of a double-sided 4' X 5' non illuminated free standing sign on a 2' X 2' pedestal.

STAFF ITEMS

6. **26-SI-09**

Approval of proposed addresses for the City of Elkhart.

7. **ADJOURNMENT**

PLEASE REMEMBER TO USE YOUR MICROPHONE WHEN SPEAKING.
ERRORS IN THE MINUTES MAY RESULT DUE TO VOICES BEING INAUDIBLE.

PLAN COMMISSION MEMBERS

<u>Name</u>	<u>Term</u>	<u>Appointed By</u>
Jeff Schaffter, President	August 4, 2025- December 31, 2029	City Civil Engineer
Aaron Mishler, Vice President	February 7, 2022 – December 31, 2026	City Council
Dave Osborne	January 1, 2023 – December 31, 2026	Mayor
Andy Jones	September 16, 2025- December 31, 2026	Board of Works
Diana Lawson, Secretary	March 6, 2023 – December 31, 2027	Mayor
Dan Boecher	January 2, 2024 – December 31, 2027	Mayor
Bitl Murray	October 15, 2025- December 31, 2026	Park Board
Rochali Newbill	February 5, 2024 – December 31, 2027	Mayor

man split rail, wrought iron or open picket fences not to exceed two (4) feet in height, shall be permitted in any front yard or corner side yard to allow for a five (5) foot fence with a seven-point six (7.6) foot gate installed to remain in the front yard. A front yard height variance of one (1) foot and three-point six (3.6) foot variance to remain for the same fence.

Location: 316 State Street

Zoning: R-3, Two-Family Dwelling District

This meeting can also be accessed via Teams.
To join, go to:

<https://teams.microsoft.com/meet/297521537820071?p=noVSDx8BVUycQ2ckJP>, enter 297 521 537 820 071 as the meeting number and "Aa7FT7Bp" as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhart.in.gov prior to the meeting.

LEGAL DESCRIPTION:
Lot Number Thirty-Three (33) in Beeson's Addition to the town (now city) of Elkhart, Indiana

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing.

Written objections to this petition which are filed with the Secretary of the Board, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 21ST day of September, 2026, by the City of Elkhart, Board of Zoning Appeals.

Publication Date: September 25th, 2026

NOTICE TO QUALIFIED DESIGN-BUILD CONTRACTORS AND/OR TEAMS

Pursuant to Indiana Code 5-30, the City of Elkhart, Indiana, Department of Parks and Recreation, through a Technical Review Committee appointed by the Elkhart Parks and Recreation Board, will receive Combined Request for Qualifications and Proposal Documents (D-B Proposals) for the following:

EDITH PASLEY PARK RESTROOM FACILITY — DESIGN-BUILD — QUOTE PARKS #26-03

Project Summary: This project includes the design, permitting, and construction of a new, permanent, ADA-compliant, three-season public restroom facility at Edith Pasley Park, Elkhart, Indiana (north side of Cleveland Avenue, west of Sixth Street). The building shall include a men's restroom, a women's restroom, and a storage room, together with exterior lighting, utility connections, concrete walkways connecting to the existing park path system, and site grading, restoration, and landscaping. The City has no preference between prefabricated, modular, and site-built construction. The total project budget, all inclusive of design, permitting, construction, utility connections, site work, walkways, landscaping, bonding, and insurance, is \$180,000.00.

Combined Request for Qualifications and Proposal Documents shall be filed with: City of Elkhart, Department of Parks and Recreation Attn: Jamison Czarniecki, Parks Superintendent 229 South Second Street Elkhart, Indiana 46516 (574) 295-7275

Combined Request for Qualifications and Proposal Documents will be accepted at the above address during the hours of 8:00 A.M. to 5:00 P.M. (ET) on Monday October 19, 2026 (the "Deadline"). Each submission shall consist of a Qualitative Proposal and a separately sealed Price Proposal, submitted together as one package. Any Design-Build Qualification and Proposal Documents received after the Deadline will be returned to the design-build contractor and/or team unopened. The Technical Review Committee will thereafter review the Qualitative Proposals and issue written comprehensive scores. Price Proposals will be publicly opened at a subsequent Parks and Recreation Board meeting, upon not less than seven (7) days' written notice to all offerors, and the contract will be awarded to the design-build contractor or team offering the lowest price divided by its written composite qualifications score.

Questions regarding this solicitation must be submitted in writing no later than 5:00 P.M. (ET) on Friday, October 2, 2026. The Combined Request for Qualifications and Proposal Documents and Design Criteria Package may be obtained from the following sources: www.elkhartplanroom.com (download fee may apply) or viewed at City of Elkhart, Department of Parks and Recreation, 229 South Second Street, Elkhart, Indiana 46516.

CITY OF ELKHART BOARD OF PARKS AND RECREATION
BIL MURRAY, PRESIDENT

and/or team unopened. The Technical Review Committee will thereafter review the Qualitative Proposals and issue written comprehensive scores. Price Proposals will be publicly opened at a subsequent Parks and Recreation Board meeting, upon not less than seven (7) days' written notice to all offerors, and the contract will be awarded to the design-build contractor or team offering the lowest price divided by its written composite qualifications score.

Questions regarding this solicitation must be submitted in writing no later than 5:00 P.M. (ET) on Friday, October 2, 2026. The Combined Request for Qualifications and Proposal Documents and Design Criteria Package may be obtained from the following sources: www.elkhartplanroom.com (download fee may apply) or viewed at City of Elkhart, Department of Parks and Recreation, 229 South Second Street, Elkhart, Indiana 46516.

CITY OF ELKHART BOARD OF PARKS AND RECREATION
BIL MURRAY, PRESIDENT

LEGAL NOTICE #26-BZA-24

Hearing on proposed Developmental Variance #26-BZA-24

NOTICE is hereby given that the City of Elkhart Board of Zoning Appeals will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana on **THURSDAY, OCTOBER 8, 2026 at 6:00 P.M.** concerning the following request:

A public hearing will be conducted on a Developmental Variance Petition #26-BZA-24.

Petitioner: Luis Rodriguez Santiago

Request: To vary from Section 5.4, Yard Requirements, for the front yard average established setback of fifty-four (54) feet, to allow for the enclosing of an existing porch at a front yard setback of zero (0) feet, a variance of fifty-four (54) feet.

Location: 604 Markle Avenue

Zoning: R-2, One-Family Dwelling District

This meeting can also be accessed via Teams.

To join, go to:
<https://teams.microsoft.com/meet/297521537820071?p=noVSDx8BVUycQ2ckJP>, enter 297 521 537 820 071 as the meeting number and "Aa7FT7Bp" as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhart.in.gov prior to the meeting.

LEGAL DESCRIPTION:
Lot Numbered Seventeen (17) in Hillside View Subdivision to the City of Elkhart, as per plat thereof recorded in Plat Book 2, Page 36 in the Office of the Recorder of Elkhart County, Indiana.

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing.

Written objections to this petition which are filed with the Secretary of the Board, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 21ST day of September, 2026, by the City of Elkhart, Board of Zoning Appeals.

Publication Date: September 25th, 2026

LEGAL NOTICE #26-BZA-22

Hearing on proposed Developmental Variance #26-BZA-22

NOTICE is hereby given that the City of Elkhart Board of Zoning Appeals will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana on **THURSDAY, OCTOBER 8, 2026 at 6:00 P.M.** concerning the following request:

A public hearing will be conducted on a Developmental Variance Petition #26-BZA-22.

Petitioner: Construction Designs by Rodman Inc c/o Bradley Rodman

Request: To vary from Section 26.2 C, Areas to be Landscaped, 'A reduction of landscaping standards from Elkhart East PUD E-3 development standards for the Retail and Commercial District Development Area. The required plant material for 1 acre of site area is: 28 total trees, 220 shrubs, ground cover with perennials and annuals, berms and street tree planting; 'A variance of 2 trees from 28 to 26, 190 shrubs from 220 to 30, and to not install a berm.

Location: 4908 Elkhart East Boulevard

Zoning: PUD E-3, Planned Unit Development

This meeting can also be accessed via Teams.

To join, go to:
<https://teams.microsoft.com/meet/297521537820071?p=noVSDx8BVUycQ2ckJP>, enter 297 521 537 820 071 as the meeting number and "Aa7FT7Bp" as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhart.in.gov prior to the meeting.

LEGAL DESCRIPTION:
LOTS NUMBERED TWENTY-THREE (23) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF ELKHART EAST AREA 'D' - PHASE IV, RECORDED SEPTEMBER 25, 2015 IN PLAT BOOK 36, PAGE 2 IN OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing.

Written objections to this petition which are filed with the Secretary of the Board, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 21ST day of September, 2026, by the City of Elkhart, Board of Zoning Appeals.

Publication Date: September 25th, 2026

NATED ON THE RECORDED PLAT OF GATEWAY, A SUBDIVISION IN THE CITY OF ELKHART, INDIANA; SAID PLAT BEING RECORDED IN PLAT BOOK 4, PAGE 8 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing.

Written objections to this petition which are filed with the Secretary of the Board, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 21ST day of September, 2026, by the City of Elkhart, Board of Zoning Appeals.

Publication Date: September 25th, 2026

LEGAL NOTICE #26-ANX-02

Hearing on proposed Annexation #26-ANX-02

NOTICE is hereby given that the City of Elkhart Plan Commission will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana, on **MONDAY, OCTOBER 5, 2026 at 1:45 P.M.** concerning the following request:

A public hearing will be conducted on Annexation 26-ANX-02.

Petitioner: Synergy Gateway II, LLC

Request: As prescribed by Section 29.11.B, a request to annex 28505 County Road 20, land containing 10.262 acres.

Parcel number - 20-05-13-326-004.000-001 & 20-05-13-326-005.000-001

Location: 28505 County Road 20

Zoning: M-2, Heavy Manufacturing District

LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST PART OF LOT 1 OF MIBCO MINOR SUBDIVISION

ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST PART OF LOT 1 OF MIBCO MINOR SUBDIVISION

Arguments for and against the granting of the above-designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing. Written objections to this petition which are filed with the Secretary of the Commission, located in the Planning Office, prior to the hearing will be considered.

The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 18th day of September 2026, by the City of Elkhart, Plan Commission.

Publication Date: September 25, 2026

LEGAL NOTICE #26-BZA-23

Hearing on proposed Developmental Variance #26-BZA-23

NOTICE is hereby given that the City of Elkhart Board of Zoning Appeals will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana on **THURSDAY, OCTOBER 8, 2026, at 6:00 P.M.** concerning the following request:

A public hearing will be conducted on a Developmental Variance Petition #26-BZA-23.

Petitioner: Dean Moore c/o Dean & Melody Moore

Request: To vary from Section 26.1 B.8.a, which states in part, 'A maximum of two (2) accessory buildings is allowed on each lot', to allow for a total of three (3) accessory buildings, a variance of one (1) accessory buildings. This request is to replace a deteriorated tool shed (accessory structure).

Location: 1765 East Beardsley Avenue

Zoning: R-2, One Family Dwelling District

This meeting can also be accessed via Teams.

To join, go to:
<https://teams.microsoft.com/meet/297521537820071?p=noVSDx8BVUycQ2ckJP>, enter 297 521 537 820 071 as the meeting number and "Aa7FT7Bp" as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to raen.levendoski@cityofelkhart.in.gov prior to the meeting.

LEGAL DESCRIPTION:
Lot Number One Hundred Ten (110) except the west forty (40) feet thereof, as the said lot is known and designated on the recorded Plat of GREENLEAF PARK, an addition to the City of Elkhart, Indiana. Said Plat being recorded in Plat Book 1, pages 154 to 156 inclusive, in the Office of the Recorder of Elkhart County, Indiana.

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing.

Written objections to this petition which are filed with the Secretary of the Board, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 21ST day of September, 2026, by the City of Elkhart, Board of Zoning Appeals.

Publication Date: September 25th, 2026

**'Em Right
We Got
Jobs
Here In Our
Classifieds!**

Buy It, Sell It, Find It, CLASSIFIED.

2027 ELKHART CITY PLAN COMMISSION CALENDAR

<u>FILE BY DATE:</u>	<u>MEETING DATE:</u>
November 25, 2026	January 4, 2027
December 24, 2026	February 1, 2027
January 29, 2027	March 1, 2027
February 26, 2027	April 5, 2027
March 26, 2027	May 3, 2027
April 30, 2027	June 7, 2027
May 28, 2027	July 6, 2027*
June 25, 2027	August 2, 2027
July 30, 2027	September 7, 2027*
August 27, 2027	October 4, 2027
September 24, 2027	November 1, 2027
October 29, 2027	December 6, 2027
November 24, 2027	January 4, 2027

Note: All meetings are held in the Council Chambers, 2nd floor City Municipal Building, at 1:45 p.m. the 1st Monday of each month unless indicated with an asterisk (*).

Reviewed and adopted by the City of Elkhart Plan Commission at its regular meeting on October 5, 2026.

Jeff Schaffer, President

Diana Lawson, Secretary



Staff Report

Planning & Zoning

City of Elkhart

Petition: 26-ANX-02

Petition Type: Annexation Request

Date: October 5, 2026

Petitioner: Synergy Gateway II, LLC.

Site Location: 28505 CR 20

Request: As prescribed by Section 29.11.B, a request to annex 28505 CR 20, land containing 10.262 acres.

Parcel number - 20-05-13-326-004.000-001 & 20-05-13-326-005.000-001

Existing Zoning: M-2, Heavy Manufacturing District (Elkhart County Zoning)

Size: +/- 10.262 Acres

Thoroughfares: County Road 20 and Nagy Drive

School District: Baugo Community Schools

Utilities: Available to the site.

Surrounding Land Use & Zoning:

Land to the west is manufacturing zoned M-2 heavy manufacturing, zoned in Elkhart County. Land to the south is manufacturing zoned M-1 limited manufacturing, zoned in Elkhart County. Land to the east is residential zoned R-2 two-family, zoned in Elkhart County. Land to the north is manufacturing zoned M-2 heavy manufacturing, zoned in Elkhart County.

Applicable Sections of the Zoning Ordinance:

Section 29: Administration and Enforcement, 29.11 Amendments

Comprehensive Plan:

The Comprehensive Plan does not take this area into account but is anticipated to call for the land to be developed with manufacturing uses.

Plan Commission Action:

Recommendation to Common Council



Staff Analysis

This staff report is being prepared for annexation 26-ANX-02 to annex approximately 10.262 acres of land in Baugo Township, that currently contains Mishawaka Sheet Metal on the north side of CR 20 between Nagy Drive and Best Avenue.

The land in the petition is currently developed as a manufacturing use and currently zoned M-2, Heavy Manufacturing District in Elkhart County. The existing building footprint is approximately 65,000ft² with a proposed addition of approximately 41,000ft² and a proposed future addition of approximately 93,000ft². The proposed development is intended to expand with similar land uses for the remainder of the development.

The purpose of this petition is for ability to receive water and sanitary sewer service to accompany these expansive additions. The additional land not consumed by the septic system field will allow a larger buildable area when the facility expands. The extension of water and sanitary service will be paid for by the landowner. City Utilities are available at CR 20 and Nagy Drive for extension on site.

The annexation request is voluntary. The property meets the requirement to file a petition to seek annexation under IC 36-4-3-4(B), which allows for non-contiguous annexations which qualify for specific criteria. The size of the area to be annexed is approximately 10.262 acres. The existing municipal boundary exists East of Best Avenue and South of CR 20 (Mishawaka Avenue).

As identified in the Fiscal Plan prepared by Baker Tilly, the net assessed valuation is anticipated to increase by \$1,229,300. The net impact of increasing the City's net assessed value will result in additional property tax revenues for the City, which may be used to offset the cost of providing services to the Annexation Area. It is anticipated no additional costs to the city because of the annexation. It is anticipated that the City will realize an increase in its levy (total amount of property tax authorized to collect) of \$22,000 but will only be able to collect \$18,444 after the circuit breaker is applied. The fiscal plan does not consider the tax value of additional industrial development.

Recommendation

Staff recommend approval of the annexation as described in the Legal Description contained in the Petition based on the fact that it meets all applicable requirements of IC 36-4-3, and on the following findings of fact:

1. The area to be annexed meets all applicable requirements of IC 36-4-3-4(b);
2. The Comprehensive Plan map has not been approved for this area; it is anticipated that the revised map will designate its future land use as manufacturing;
3. The current conditions and the character of future structures is consistent and the City will be enhanced by the annexation;
4. The annexation is in accordance with the most desirable use;
5. The annexation will conserve property values throughout the jurisdiction; and
6. The annexation represents responsible growth and development of the City of Elkhart.

Photos



Looking North from CR 20 at Mishawka Sheet Metal existing building



Looking Northwest from CR 20 and Best Avenue



Looking Northeast from CR 20 and Nagy Drive at proposed expansion area



Looking South on Best Avenue with residential on left and MSM on the East

Attachments

Petition, Legal Description, narrative, affidavit, site plan, and Fiscal Plan.

PETITION #: 26-Apr-02 FILING FEE: \$ 500.00

PETITION to the PLAN COMMISSION

PETITION TYPE: ANNEXATION

This action requires final approval from the Common Council

Property Owner(s): Synergy Gateway II LLC

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: Jeff Long, President Debra Hughes, P.E., Surveying and Mapping LLC

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

28505 County Road 20 Parcel No: 20-05-13-326-004.000-001

Subject Property Address: _____

Zoning: Existing: A-1 (County) Proposed: M-2 (City)

Present Use: M-2 Manufacturing Proposed Use: M-2 Manufacturing

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Jeff Long, Executive Director

SIGNATURE(S): Jeffrey A. Long DATE: 7/1/26

STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- One copy of the Appeal Letter signed in ink by the owner (or representative) of the property.
- A completed Petition form signed by the legal owner of record (or approved representative).
- If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- A full and accurate legal description of the property.
- One to scale drawing of the property, measuring 11" x 17" or smaller. If larger than 11" x 17", 25 copies must be submitted.
- Any other information listed in the Instructions and Filing Procedure for this type of Petition.

Ordinance Requirement: Section(s): _____

Map #: _____ Area: _____

RECEIVED BY: _____ DATE: _____

ANNEXATION FISCAL PLAN
FOR THE
CITY OF ELKHART

County Road 20 Annexation
September 25, 2026

Prepared by:



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INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of parcels approximately 0.5 miles to the west of the existing corporate limits of Elkhart (the "Annexation Area"). The Annexation Area is not contiguous to the City of Elkhart, but meets the requirements of the IC 36-4-3-4(b). The requirements of Indiana Code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code 36-4-3-13(d) states that this fiscal plan must include and provide:

- 1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
- 2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
- 3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
- 4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use and population density;
- 5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria;
- 6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation;
- 7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation;
- 8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and

INTRODUCTION

- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
- (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisors, Baker Tilly. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area meets the requirements of Indiana Code 36-4-3-4(b), which states that the legislative body of a municipality may annex territory that is not contiguous to the municipality if it meets the following criteria: within two miles of the municipality's boundary, is used for an industrial park containing one or more businesses, and is owned by the municipality or by a property owner who consents to the annexation.

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located approximately 0.50 miles west of the existing corporate boundaries. A map and legal description of the area to be annexed has been included in attached Appendix II.

The County Road 20 Annexation Area is approximately 10.2 acres. The perimeter boundary of the Annexation Area is not contiguous to the existing corporate boundaries of the City, but meets the requirements of Indiana Code 36-4-3-4(b) .

B. Current Land Use

The Annexation Area consists of industrial property.

C. Zoning

Existing Zoning: Manufacturing (M-2)
Proposed Zoning: Manufacturing (M-2)

D. Current Population

The current population of the Annexation Area is estimated at 0, as there are no occupied homes within the Annexation Area.

E. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$1,229,300. This represents the net assessed value as of January 1, 2025, for taxes payable 2026.

SECTION II

NON-CAPITAL SERVICES

A. Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will make all non-capital services available to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

B. Police Protection

The Elkhart County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Elkhart Police Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Elkhart Police Department's primary purpose is the prevention of crime. The department is manned 24 hours per day, and it consists of over 100 officers. The Police Department consists of several divisions with many specialty units. For example, the patrol division includes a special response team, an explosive ordinance disposal unit, a dive team and a canine unit. The Police Department patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the Police Department provides other services such as detection and apprehension of offenders, traffic control and preservation of civil order. The Police Department does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City does not anticipate needing to hire additional officers as a result of the annexation. There will be no increase in fuel and vehicle maintenance as a result of the annexation.

C. Fire Protection and Emergency Medical Services

The Annexation Area is currently served by the Baugo Township Fire Department. However, all non-capital services of the Elkhart Fire Department ("E.F.D.") will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City. It is anticipated that there will be no additional costs to the City as a result of the annexation.

D. Communications Center

Any dispatch calls within the Annexation Area are currently handled by Elkhart County 9-1-1 Communications Center. This will not change as a result of the annexation; therefore, there will be no additional costs for the provision of services upon annexation.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

E. Street Maintenance

The Annexation Area does not contain any additional streets that the City will be responsible for maintaining; therefore, there will be no additional street maintenance costs as a result of the annexation.

F. Stormwater and Drainage

Stormwater and drainage facilities throughout the Annexation Area will be consistent with the City's current stormwater and drainage system throughout the City. The City and County have maintained their drainage areas very similarly; therefore, it is not anticipated that there will be any additional cost to the City. Any future development in the area will have to have its stormwater plan approved by the City Engineer or the City's Department of Stormwater Management, and any associated stormwater and drainage costs will be borne by the developers. All non-capital services of the Department of Stormwater Management will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

G. Parks

There are currently nineteen community parks, ten neighborhood parks, one water park and one swimming pool within City limits. High Dive Park and McNaughton Park are both located along the riverfront and have amenities for tennis, hiking and fishing, as well as pavilions with full kitchens. Studebaker Park features a soccer field, tennis courts, a basketball court, a baseball diamond, a large multi-purpose field, playgrounds and trails for hiking. Ideal Beach is also part of the City's park system. It is a large water park that contains a wading pool, water slide, swimming beach, sand volleyball court, miniature golf, a public boat ramp and concessions. The NIBCO Ice & Water Park is another featured destination of the Parks Department with skate rentals, an outdoor ice path, picnic areas and concessions. It is anticipated that no additional parks will be added as a result of annexation; therefore, there will be no additional costs to the City.

Nevertheless, all non-capital services of the Parks Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

H. Street Lighting

Elkhart County does not provide street lights in the Annexation Area. After annexation, the City may approve street lighting on a case-by-case basis. If approved, the City pays all costs for installation and maintenance of streetlights. At this time, the City does not anticipate adding any streetlights within the Annexation Area. Therefore, there will be no additional costs to the City related to street lighting.

SECTION II

NON-CAPITAL SERVICES

(Cont'd)

I. Building and Code Enforcement

The Building and Code Enforcement Department of the City of Elkhart is responsible for conducting building, electrical, plumbing, HVAC and structural inspections. It is anticipated that any additional costs associated with inspections in the Annexation Area will be offset by revenues from the associated building permits.

J. Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- | | |
|-----------------------------------|-------------------------------------|
| - Mayor's Office | - Finance Department |
| - City Council | - Human Resources |
| - Redevelopment Commission | - Planning and Zoning Department |
| - Elkhart Environmental Center | - Emergency Management Department |
| - Economic Development Commission | - Information Technology Department |

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective no later than January 31, 2027.

B. Water Service

The Annexation Area is not currently served. The Elkhart Municipal Water Utility provides water service in the immediately surrounding area and has the capacity and capability to provide service to the Annexation Area if and when connection is desired. It is anticipated that new customers will pay the applicable tap fee and water assessment charges. It is important to note that the Water Utility is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Water Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is not currently served. The Elkhart Municipal Sewage Works provides wastewater service in the immediately surrounding area and has the capacity and capability to provide service to the Annexation Area if and when connection is desired. It is anticipated that new customers will pay the applicable tap fee and sewer assessment charges. It is important to note that the Sewage Works is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Wastewater Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

D. Stormwater and Drainage

Stormwater and drainage facilities throughout the Annexation Area will be consistent with the City's current stormwater and drainage system throughout the City. The City and County have maintained their drainage areas very similarly; therefore, it is not anticipated that there will be any additional cost to the City. Any future development in the area will have to have its stormwater plan approved by the City Engineer or the City's Department of Stormwater Management, and any associated stormwater and drainage costs will be borne by the developers; therefore, it is not anticipated that any additional costs will be required to improve them to City standards.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable City Code. There are currently no existing streets within the Annexation Area that the City will be responsible for maintaining. Regardless, all capital services of the Street Department, including evaluation and construction services, will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION IV

FISCAL IMPACT

As a result of this annexation, based on estimated assessed values as of January 1, 2028, the net assessed value for the City is anticipated to increase by \$1,229,300, or approximately 0.0312%. The net impact of increasing the City's net assessed value will result in additional property tax revenues to the City, which may be used to offset the cost of providing services to the Annexation Area.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than January 31, 2027. Based on the assumed effective date, Annexation Area property owners will not pay property taxes to the City until 2028 payable 2029. However, the City will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be no additional costs to the City as a result of the annexation.

It is anticipated that the City will realize an increase in its levy of approximately \$22,000 (\$18,844 net of circuit breaker) as a result of the annexation. However, the percentage increase in the levy will not exceed the percentage increase in the City's assessed value; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

Based on the assumed annual growth factors noted on page 11, the additional levy will be approximately \$22,880 (\$19,598 net of circuit breaker) in 2030, \$23,772 (\$20,362 net of circuit breaker) in 2031, and \$24,723 (\$21,176 net of circuit breaker) in 2032. The estimated additional property tax cap losses for the overlapping taxing units will be as follows:

Elkhart County	\$462
Baugo Township	36
Elkhart Civil City	2,280
Baugo Community School Corporation	1,573
Elkhart Public Library	164
	\$4,515

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Baugo Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Baugo Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Baugo Township.

CITY OF ELKHART, INDIANA
County Road 20 Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT
 (Assumes first year of tax collections from Annexation Area is 2028 pay 2029)

Assessment Year	Estimated Net Assessed Value of Annex. Area (1),(2)	Estimated Net Assessed Value of City (2)	Total Est. Net Assessed Value of City (3)	Est. Property Tax Levy of City (4),(5),(6)	Total Est Property Tax Rate (7)
2025 Pay 2026	N/A	\$3,746,345,774	\$3,746,345,774	\$66,677,462	\$1,7798
2026 Pay 2027	N/A	3,712,353,686	3,712,353,686	70,514,610	1.8895
2027 Pay 2028	N/A	3,823,724,297	3,823,724,297	74,175,049	1.9399
2028 Pay 2029	\$6,422,300	3,938,436,026	3,944,858,326	77,049,780	1.9532
2029 Pay 2030	6,486,500	4,056,589,107	4,063,075,607	80,085,517	1.9711
2030 Pay 2031	6,551,400	4,178,286,780	4,184,838,180	83,164,647	1.9873
2031 Pay 2032	6,616,900	4,303,635,383	4,310,252,283	86,443,846	2.0055

- (1) Based on the current net assessed value of the real property in the Annexation Area as gathered from the Elkhart County Assessor's office. The expected future building expansion with associated pavement, grading and drainage improvement is expected to increase the assessed value by approximately \$5.1 million. It is assumed that the completed development will first begin to be assessed in 2028 for taxes payable in 2029.
- (2) Assumes the assessed value for the City of Elkhart, including development in the Annexation Area, grows at a rate of 1%.
- (3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase by an annual growth factor as follows:

Year	Controlled Levy Growth
2027	6.0%
2028	5.3%
2029	3.9%
2030	4.0%
2031	3.9%
2032	4.0%

*2028 - 2032 is subject to change based on the 6-year average of non-farm personal income.

- (5) Assumes that the park bond levy remains constant. Also, assumes the CCD rate remains constant, which results in additional levy due to NAV growth.
- (6) Assumes the City receives an automatic increase in its levy equal to its percentage increase in net assessed value as a result of the annexation.
- (7) Based on the Est. Property Tax Levy of City divided by the Total Est. Net Assessed Value of City.

CITY OF ELKHART, INDIANA

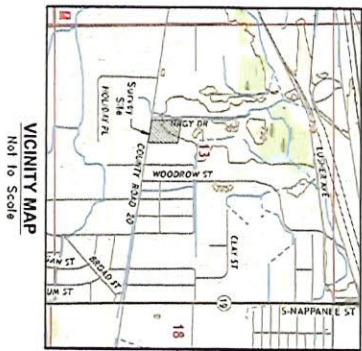
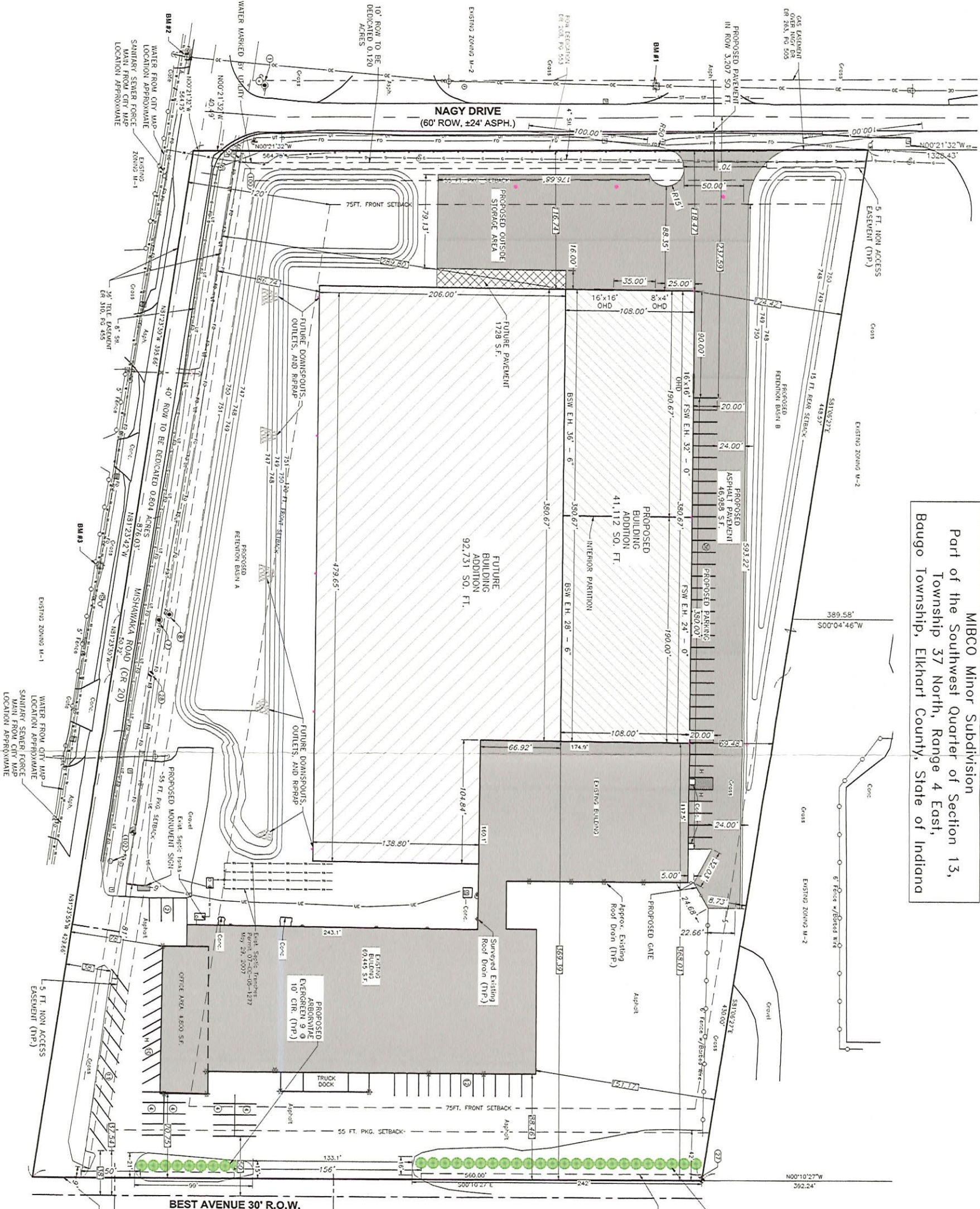
County Road 20 Annexation

PARCEL LIST

Parcel ID	Owner	'25 Pay '26 Net Assessed Value	Remonstrance Waiver
20-05-13-326-004.000-001	Synergy Gateway II LLC	\$1,168,300	No
20-05-13-326-005.000-001	Synergy Gateway II LLC	61,000 *	No
Total		<u>\$1,229,300</u>	

*Estimated based on a recent parcel split.

MBCO Minor Subdivision
Part of the Southwest Quarter of Section 13,
Township 37 North, Range 4 East,
Baugo Township, Elkhart County, State of Indiana



- SITE PLAN NOTES:**
1. CURRENT ZONING: M-2
 2. PROPOSED LAND USE: MANUFACTURING OFFICE, PRODUCTION AND STORAGE
 3. RESTRICTIONS ON USE AND IMPROVEMENTS: NONE
 4. PROPERTY OUTSIDE CITY OR ELKHART BOUNDARIES
 5. EXISTING BUILDING HAS ON-SITE WELL WATER AND SEPTIC SYSTEM. PARK OWNER PLANS FOR ABANDONMENT APPLICATION IN JUNE 2026.
 6. PROPOSED BUILDING TO BE CONNECTED TO CITY OF ELKHART WATER MAIN AND SEWER MAIN. EXISTING WELL AND SEPTIC SYSTEM WILL ALSO BE CONNECTED TO CITY WATER AND SEWER MAINS.
 7. EXISTING WELL AND SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPT. POLICIES WITH DOCUMENTATION OF ABANDONMENT TO BE PROVIDED TO COUNTY HEALTH DEPT.
 8. ENGINEER AND SURVEYOR: DEBRA S. HUGHES, LLC (SAL) 2810 DEXTER DRIVE, ELKHART IN 46514 PHONE: 574-266-1010
 9. MAXIMUM BUILDING HEIGHT ALLOWED: 60 FT.
 10. MAXIMUM LOT COVERAGE ALLOWED: 75%
 11. PROPOSED LIGHTING TO BE BUILT IN TWO PHASES
 12. NO EXISTING TRAFFIC DATA AVAILABLE FOR NAGY DRIVE OR BEST AVENUE
 13. COUNTY ROAD 20 TRAFFIC DATA: WACOG 4652 (3/31/25): ADT: 9851, 8.4% TRUCKS
 14. PROPOSED TRAFFIC AFTER PHASE 2: 3 TRUCKS PER DAY TO/FROM SITE ON NAGY DRIVE, 30 EMPLOYEES, 1 TRUCK PER WEEK TO BEST AVE. TRUCK DOCK, 30 EMPLOYEES, 1 TRUCK PER WEEK TO BEST AVE. TRUCK DOCK. REPORT FOR ADDITIONAL INFORMATION.
 15. NO SPEED LIMIT POSTED ON NAGY DRIVE OR BEST AVE. ASSUMED TO BE 30 MPH. DESIGN SIGHT DISTANCE IS 335 FT. GROUND IS LEVEL AND VIEW IS CLEAR.
 16. SPEED LIMIT POSTED ON COUNTY ROAD 20 IS 45 MPH. DESIGN SIGHT DISTANCE IS 500 FT. GROUND IS LEVEL AND VIEW IS CLEAR.
 17. EXISTING BUILDING AND PROPERTY DEBRIAN TO EXISTING RETENTION BASIN.
 18. PROPOSED BUILDING EXPANSION WILL DRAIN TO PROPOSED RETENTION BASIN ON SITE.
 19. SOLTS:
 20. 14.1. PROPOSED SOLTS DEFINED AS 6224 LOCATED IN NORTHWEST CORNER OF PROPOSED SITE. 14.2. PROPOSED SOLTS DEFINED AS 6224 LOCATED IN NORTHWEST CORNER OF PROPOSED SITE. 14.3. PROPOSED SOLTS DEFINED AS 6224 LOCATED IN NORTHWEST CORNER OF PROPOSED SITE. 14.4. PROPOSED SOLTS DEFINED AS 6224 LOCATED IN NORTHWEST CORNER OF PROPOSED SITE. 14.5. PROPOSED SOLTS DEFINED AS 6224 LOCATED IN NORTHWEST CORNER OF PROPOSED SITE.
 21. 15.1. EXISTING BUILDING: 60,445-4,800-55,545/2500=22
 22. 15.1.1. 1 PER 2500 STORAGE: 60,445-4,800-55,545/2500=22
 23. 15.1.2. 1 PER 300 S.F. OFFICE: 4800/300=16
 24. 15.1.3. TOTAL: 48
 25. 15.2. PROPOSED BUILDING EXPANSION: 41,112/2500=16
 26. 15.3. FUTURE BUILDING EXPANSION: 92,731/2500=37
 27. 15.4. FUTURE BUILDING EXPANSION: 92,731/2500=37
 28. 15.5. TOTAL REQUIRED WITH FUTURE BUILDING ADDITION: 101
 29. 16.1. EXISTING STANDARD SPACES: 50, HANDICAP SPACE: 1
 30. 16.2. PROPOSED STANDARD SPACES: 34, HANDICAP SPACE: 2
 31. 16.3. TOTAL: 87
 32. PROPOSED SIGN LOCATION SHOWN ON SOUTH FRONTAGE. ACTUAL LOCATION MAY VARY. PROPOSED SIGNAGE ALSO TO BE ON BUILDING.

NO.	REVISIONS	DATE
1	REVISIONS FOR COUNTY COMMENTS	03/18/2026
2	REVISIONS FOR COUNTY COMMENTS	03/20/2026
3		
4		
5		
6		
7		
8		



DRAWING FILE: 100348-DESIGN.DWG
CERTIFICATION DATE: 03/26/2026
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: AAC



PROPOSED SITE PLAN
SYNERGY LEASING II LLC, 28505 COUNTY ROAD 20,
PT. SW 1/4, SEC. 13, T37N, R4E,
BAUGO TWP., ELKHART CO., INDIANA
JOB NUMBER: 1023100348



Staff Report

Planning & Zoning

City of Elkhart

Petition: 26-PUDA-05

Petition Type: Minor Amendment to PUD

Date: October 5, 2026

Petitioner: Walmart Real Estate Properties

Site Location: 175 County Road 6 West

Request: Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 175 County Road 6 West; to allow for the restriping of the parking lots, replacing stop signs, pedestrian crossing signs and reconfigure the online pick-up parking area resulting in the loss of 5 parking spaces from the total number of parking spaces.

This request does not require a public hearing.

Existing Zoning: PUD – Planned Unit Development

Size: +/- 17.74 Acres

Thoroughfares: County Road 6 West and Emerson Drive

School District: Elkhart Community Schools

Utilities: Available and provided to the site.

Plan Commission Action: Approve or deny request

Surrounding Land Use & Zoning:

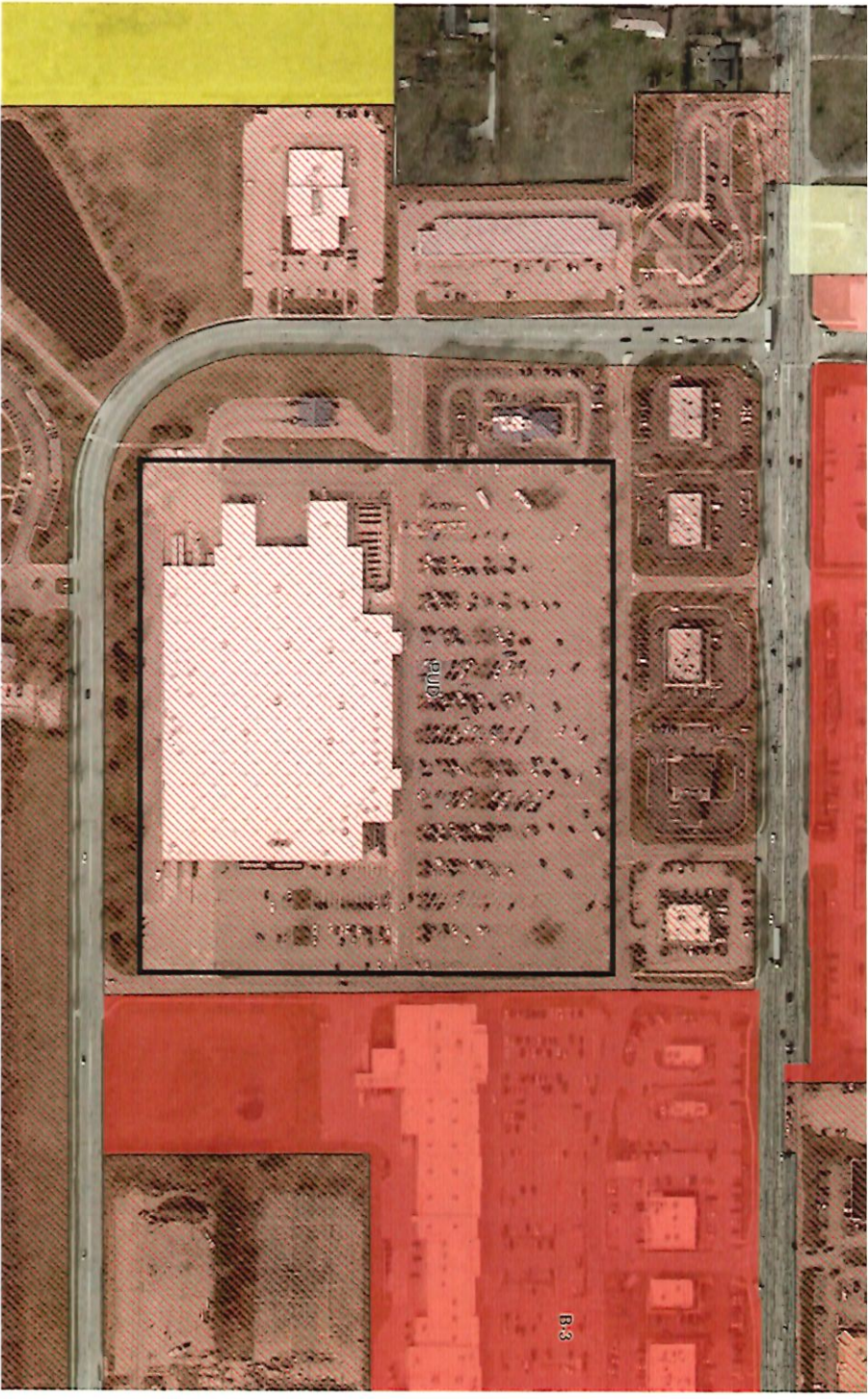
Properties surrounding the property are commercial in nature permitted within the Planned Unit Development.

Applicable Sections of the Zoning Ordinance:

See enumerated in request.

Comprehensive Plan:

The Comprehensive Plan calls for the land to be developed with business uses.



Staff Analysis

Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 175 County Road 6 West; to allow for the restriping of the parking lots, replacing stop signs, pedestrian crossing signs and reconfigure the online pick-up parking area resulting in the loss of 5 parking spaces from the total number of parking spaces.

The petitioner is requesting a slight reduction of overall parking spaces to accommodate specific spaces for pick-up orders. These spaces are planned on the immediate west side of the building, relocated from the east side of the building. As part of this reduction, replacing interior signage, restriping existing walkways and new proposed walkways are planned.

The main benefit of this reorganization is to segregate pick-up order parking from store walk in traffic. The restriping and additional striping will increase the safety of pedestrian traffic. Store pick-up parking spaces are generally bigger for loading and maneuverability, therefore slightly reducing the number of parking spaces.

The request will also replace and add signage related to pick-up parking spaces along with pedestrian crosswalks in the parking lot aisles. All of these items are common improvements for retail establishments that have pick up service.

Staff has no objection to the request.

Recommendation

The Staff recommends **approval** of the minor amendment to the Planned Unit Development, Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 175 County Road 6 West; to allow for the restriping of the parking lots, replacing stop signs, pedestrian crossing signs and reconfigure the online pick-up parking area resulting in the loss of 5 parking spaces from the total number of parking spaces, based on the following findings of fact:

- 1) The Comprehensive Plan calls for this area to be developed with commercial uses. The proposed use is a business retail and is compatible with the business land uses that surround the site.
- 2) The proposed development modification should not impact the adjacent properties within the PUD. The proposed parking realignment, signage and striping should not negatively impact surrounding properties.
- 3) There is no increase in density or new use proposed. The project complies with the permitted uses in the Planned Unit Development.

Conditions

None

Photos



East Side of Building – Pick up Parking slots both sides of aisle – to be relocated



West Side of Building – Proposed pick-up parking on right side of aisle



West Side of Building – Proposed pick-up parking

PETITION #: 26-PUD-05

FILING FEE: \$ 100.00

PETITION TYPE: MINOR PLANNED UNIT DEVELOPMENT AMENDMENT

Property Owner(s): Walmart Real Estate Properties

Mailing Address: [REDACTED]

Phone #: _____ Email: _____

Contact Person: Gracee Warren

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Subject Property Address: 175 County Road 6 W, Elkhart, IN 46514

Zoning: PUD

Present Use: Walmart Supercenter Proposed Use: Walmart Supercenter

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Todd Hudnall

SIGNATURE(S): Todd Hudnall August 18, 2026 | 12:40 CD
DATE: _____

STAFF USE ONLY:

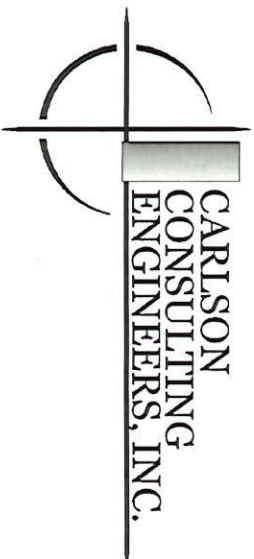
Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- _____ A document that states the type(s) of modifications/amendments that the applicant is requesting and the reason for why they are requesting them.
- _____ A completed Petition form signed by the legal owner of record (or approved representative).
- _____ If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- _____ One to scale drawing of the property, measuring 11" x 17" or smaller.

Ordinance Requirement: Section(s): _____

Map #: _____ Area: _____

RECEIVED BY: _____ DATE: _____



August 18th, 2026

City of Elkhart
Plan Commission
229 South Second St, Elkhart, IN
46516

RE: Letter of Intent – Minor PUD Amendment
Walmart Supercenter
175 County Road 6 West

To whom it may concern:

The existing Walmart Supercenter is located on the corner of County Road 6 West and Emerson Drive, parcel number, 20-02-29-126-016.000-027. The address for this site is 175 County Road 6 W, Elkhart, IN 46516. A Minor PUD Amendment is being requested to revisions to the parking layout.

The project will consist of refreshing the striping, replacing stops signs and pedestrian crossing signs, and moving the online pickup area. The project will result in the loss of 5 parking stalls across the site. All existing access points to County Road 6 West and Emerson Drive will remain.

Feel free to call or email with any questions or comments. I can be reached by phone at [REDACTED]

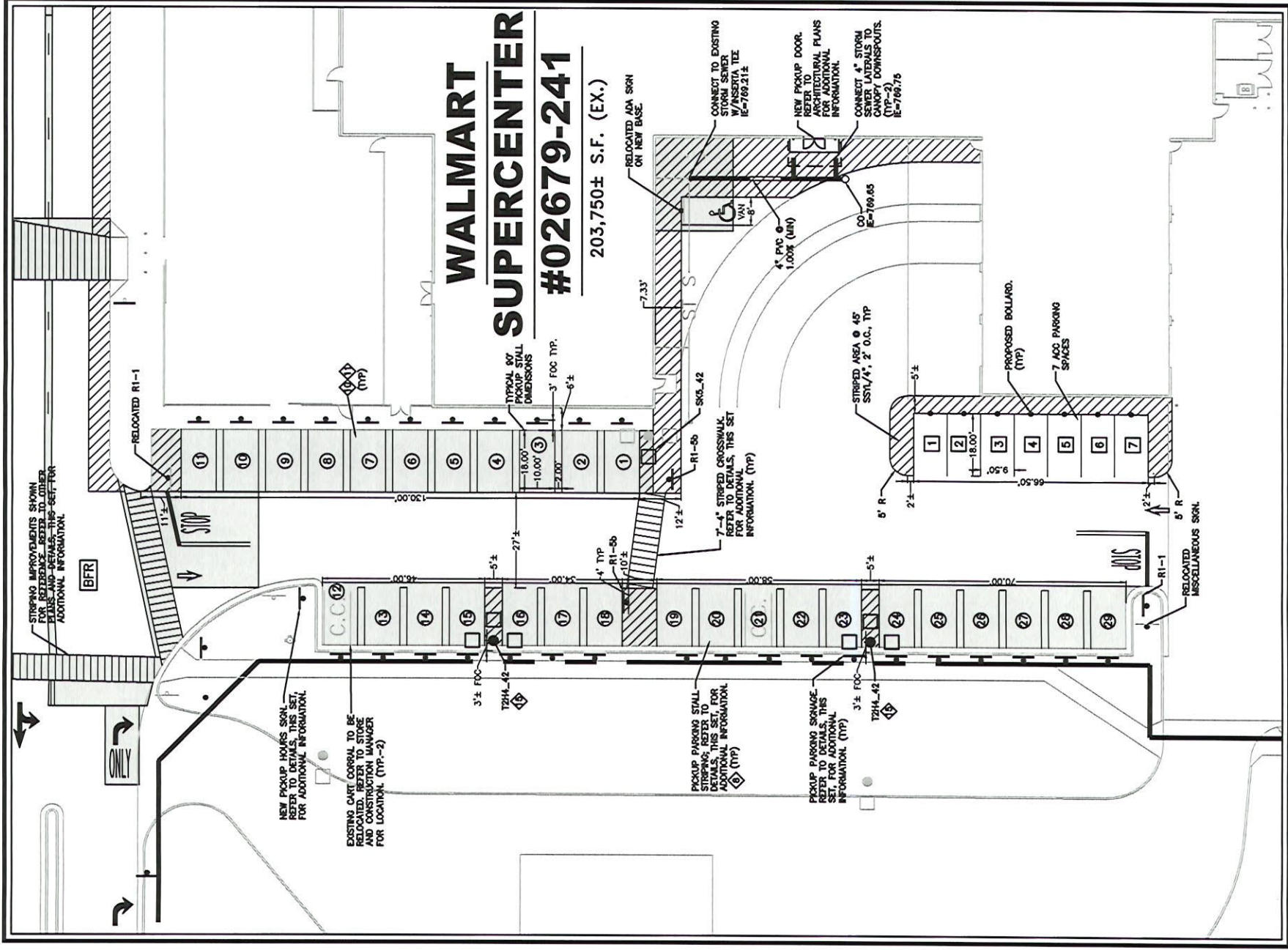
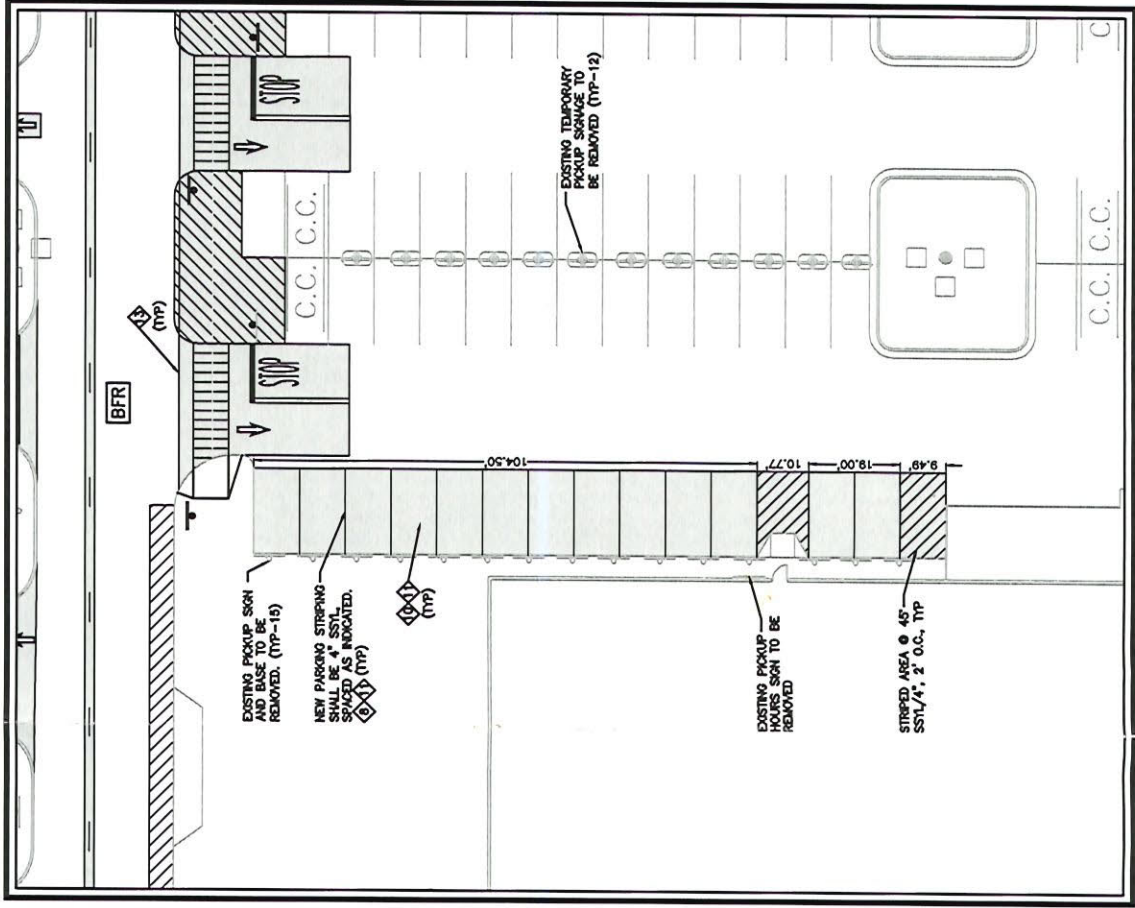
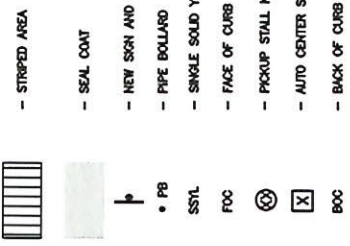
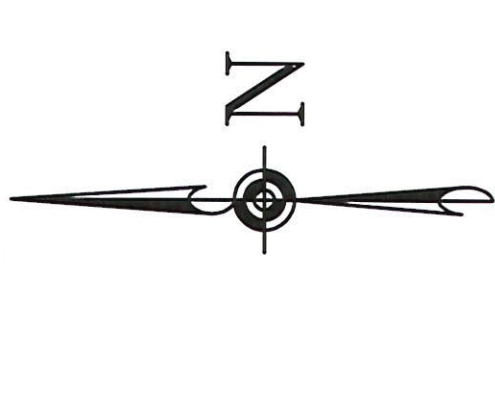
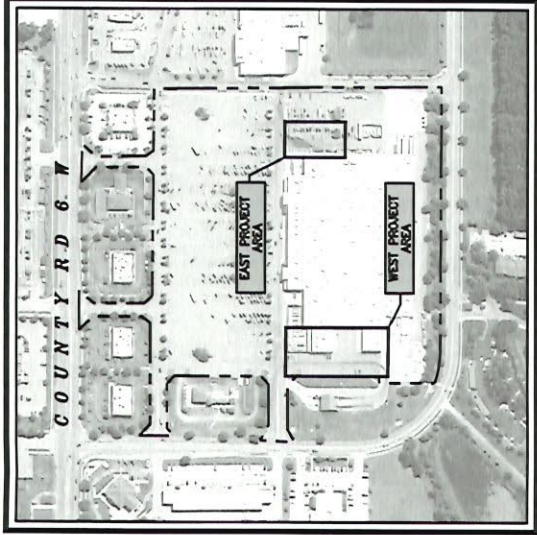
Sincerely,

A handwritten signature in cursive script, appearing to read "Gracee Warren", is positioned above the typed name.

Gracee Warren, CEC

[REDACTED]

CITY SITE PLAN



EAST CONSTRUCTION PLAN
1"=20'

WEST CONSTRUCTION PLAN



Staff Report

Planning & Zoning

City of Elkhart

Petition: 26-PUDA-06

Petition Type: Minor Amendment to PUD

Date: October 5, 2026

Petitioner: Benco, LLC.

Site Location: 921 Verdant Street

Request: Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 921 Verdant Street; to allow for the installation of a double-sided 4' X 5' non illuminated free standing sign on a 2' X 2' pedestal.

This request does not require a public hearing.

Existing Zoning: PUD – Planned Unit Development

Size: +/- 1.26 Acres

Thoroughfares: Verdant Drive and Eastland Drive

School District: Elkhart Community Schools

Utilities: Available and provided to the site.

Plan Commission Action: Approve or deny request

Surrounding Land Use & Zoning:

Properties surrounding the property are commercial in nature permitted within the Planned Unit Development.

Applicable Sections of the Zoning Ordinance:

See enumerated in request.

Comprehensive Plan:

The Comprehensive Plan calls for the land to be developed with Industrial uses.



Staff Analysis

Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 921 Verdant Street; to allow for the installation of a double-sided 4' X 5' non illuminated free standing sign on a 2' X 2' pedestal.

The petitioner is requesting the ability to establish a new free standing sign to improve the business identification for the property. The sign height is 6 feet tall in total and is proposed to have a sign face of 4 feet tall by 5 feet wide atop a 2 foot by 2 foot pedestal. The property has a small business identifier sign which will be replaced by this professionally designed and installed sign. The sign will need to be located north of the intersection on the Verdant side of the property and outside the sight triangle.

The request will be consistent with other signage for businesses in the industrial park. Several other businesses retain free standing, monument style signage to identify the onsite business. The new signage onsite will allow for an improved aesthetic and complement the building.

Staff has no objection to the request.

Recommendation

The Staff recommends **approval** of the minor amendment to the Planned Unit Development, Per Section 20.10.A.2, a Minor Amendment to a Final Site Plan for 921 Verdant Street; to allow for the installation of a free-standing sign, based on the following findings of fact:

- 1) The Comprehensive Plan calls for this area to be developed with Manufacturing uses. The use is a warehouse and a free standing sign is compatible with the manufacturing land uses and signage type that surround the site.
- 2) The proposed development modification should not impact the adjacent properties within the PUD. The proposed sign should not negatively impact surrounding properties.
- 3) There is no increase in density or new use proposed. The project complies with the permitted uses in the Planned Unit Development.

Conditions

None

Photos



Image taken from Google Streetview – looking north from Eastland Drive



Image taken from Google Streetview – looking northwest from Eastland Drive & Verdant Drive



Image taken from Google Streetview – looking West from Verdant Drive of completed addition

Attachments

Petition, appeal letter, site plan.

PETITION #: 26-PUD-A-06 FILING FEE: \$ 100.00

PETITION TYPE: MINOR PLANNED UNIT DEVELOPMENT AMENDMENT

Property Owner(s): Benco LLC
Mailing Address: [REDACTED]
Phone #: [REDACTED] Email: [REDACTED]
Contact Person: Laine McCoolle
Mailing Address: [REDACTED]
Phone #: [REDACTED] Email: [REDACTED]
Subject Property Address: 921 Verdant St. Elkhart IN 46516
Zoning: PUD
Present Use: Commercial Proposed Use: Commercial
NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.
PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Laine McCoolle
SIGNATURE(S): Laine McCoolle DATE: 8/26/26

STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

____ A document that states the type(s) of modifications/amendments that the applicant is requesting and the reason for why they are requesting them.
____ A completed Petition form signed by the legal owner of record (or approved representative).
____ If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
____ One to scale drawing of the property, measuring 11" x 17" or smaller.
Ordinance Requirement: Section(s): _____
Map #: _____ Area: _____
RECEIVED BY: _____ DATE: _____



To the Elkhart Plan Commission,

Hayes Design Co. is requesting approval of a Final Site Plan Minor Amendment for the property located at 921 Verdant St, Elkhart, IN 46516 (Parcel 20-06-12-202-010.000-011, Commercial). The legal description for the parcel is as follows:

The East 190 feet of Lot Numbered 32 as the said Lots is known and designated on the recorded Plat of Eastland Park Section II, a subdivision in Concord Township, Elkhart County, Indiana; said Plat being recorded in Plat Book 16, page 32 in the office of the Recorder of Elkhart County, Indiana.

This request is for the installation of one double-sided, non-illuminated monument sign, consisting of a 48" x 60" x 7" aluminum cabinet mounted on a 24" x 24" x 4" aluminum skirt with a faux-stone vinyl wrap. Hayes Design Co. will design, manufacture, and install the sign in compliance with all applicable commercial sign regulations.

This amendment is needed to update the previously approved site plan to reflect the addition of this monument-style sign. No other changes to the site are proposed. The sign will provide improved business identification and visibility for ABC Ufitters while maintaining compatibility with surrounding commercial properties.

We respectfully request approval of this Minor Amendment.

Thank you,

Laine McCoolle
Office Administrator
Hayes Design Co.
Office Administrator

[Redacted signature area]

Laine McCoolle 8/26/20

[Redacted area]

[Redacted area]

STORM PIPING CALCULATIONS

LOCATION OF SEWER		REQUIREMENTS	FLOW		SEWER DESIGN		PROFILE	
STREET	CONCENTRATION POINT	FROM	TO	INCREMENT	TOTAL AREA	OVERLAND DISTANCE (MIN)	OVERLAND FLOW TIME (MIN)	SECTION FLOW TIME (MIN)
A	COLLET				.08			15
								9
								3.70
								0.27
								12
								.002
								.013
								1.50
								2.03
								120
								0.24
								759.30
								759.05

0-CA 0-DISCHARGE, CFS, C-BUFFER COEFFICIENT, AREA OF UNDISCHARGED (GAGE) IN-TENSITY OF RAINFALL IN 1 HR BASED ON CONCENTRATION TIME ACTUAL, "C" IS A WEIGHTED AVERAGE OF IMPERMEABLE (0.90) AND PERMEABLE GRASS (0.30)

PARKING NOTES:

ESTIMATED CARS PER DAY = 10
NUMBER OF EMPLOYEES ON LARGEST SHIFT = 10
CITY PARKING REQUIREMENTS (WAREHOUSE):
EMPLOYEES ON LARGEST SHIFT = 10
PUBLIC OFFICE SPACE = 2,200 / 300 = 8
TOTAL REQUIRED = 18 SPACES
TOTAL PROVIDED = 19 SPACES

SUBMITTAL TYPE:

THIS SUBMITTAL IS A FINAL SITE PLAN

BUILDING HEIGHT & FLOORS:

THE BUILDING HEIGHT IS 21' AT THE
RIDGE AND IS ONLY ONE FLOOR LEVEL

TOTAL LAND DISTURBANCE:

39,182 SF < 1 ACRE

OWNER INFORMATION

BENCO LLC
BENJAMIN D MILLER
56281 WHISPERING HILL DR. BRISTOL, IN 46507
574-293-9399
BEN@ABCMAKING.COM

CONTRACTOR INFORMATION

J.A. WAGNER CONSTRUCTION INC.
TONY HARRIAN, PROJECT MANAGER
4900 MIDDLEBURY ST., ELKHART, IN 46516
574-295-3761
TONY@JAWAGNER.COM

J.A. WAGNER CONSTRUCTION INC.
ROBERT DUNLOP, PE
4900 MIDDLEBURY ST., ELKHART, IN 46516
574-295-3761
ROB@JAWAGNER.COM

DESIGN PROFESSIONAL

J.A. WAGNER CONSTRUCTION INC.

LEGAL DESCRIPTION

921 Verdant Street, Elkhart, IN 46516, and specifically described as follows, to wit: The East 190 feet of Lot Numbered 32 as the said Lots is known and designated on the recorded Plat of Eastland Park Section II, and subdivision in Concord Township, Elkhart County, Indiana, said Plat being recorded in Plat Book 16, page 32 in the office of the Recorder of Elkhart County, Indiana.

Tax ID No. 20-06-12-202-010,000-011

FIRE HYDRANT & DEPARTMENT CONNECTION:
THE NEAREST FIRE HYDRANT IS ON THE OPPOSITE CORNER OF VERDANT & EASTLAND. A FIRE DEPARTMENT CONNECTION WILL BE INSTALLED WITH THE NEW FIRE SUPPRESSION SYSTEM.

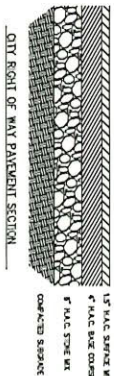
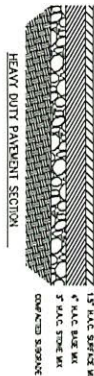


LOCATION MAP

DRAINAGE CALCULATIONS

RETENTION AREA	54,680 SF
TOTAL SITE AREA =	
BUILDINGS	= 16,350 SF X 0.9 = 14,715 SF
PAVEMENT	= 19,170 SF X 0.9 = 17,253 SF
GRASS	= 19,160 SF X 0.3 = 5,748 SF
	54,680 SF
ANG. "C" = 37.716/54,680 = 0.69	
DEVELOPED VOLUME REQUIRED = 54,680 X 0.25(3" RAIN/24 HR) X 0.69 = 9,432 CF	
NORTH & WEST RETENTION (6,986 + 1,455)/2 X 2 = 8,441 CF	
SOUTH & EAST RETENTION (3,655 + 385)/2 X 2 = 4,040 CF	
TOTAL POND CAPACITY = 12,481 CF	
PROVIDED (12,481 CF) > REQUIRED (9,432 CF)	
DESIGNED FOR 3" RAIN WITHIN A 24 HOUR PERIOD. SLOES SLOPES TO BE 3:1	

ASPHALT NOTES



DESIGNER HEREBY EXPRESSLY RESERVES HIS RIGHTS IN ALL INFORMATION AND DATA NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF J.A. WAGNER CONSTRUCTION, INC. ANY ARE THEY ARE ASSIGNED TO ANY THIRD PARTY WITH OUT FIRST OBTAINING WRITTEN PERMISSION.

ABC MARKETING
OVERALL SITE PLAN

C1.1



J. A. WAGNER
CONSTRUCTION, INC.
4900 Middlebury Street Elkhart, IN 46516
(574) 295-3761





Staff Report

Planning & Zoning

City of Elkhart

Petition: 26-SI-09

Petition Type: Staff Item - Addressing

Date: October 5, 2026

Petitioner: City of Elkhart Planning & Zoning Department

Site Location: City of Elkhart

Plan Commission Action:

Approval of proposed addresses for the City of Elkhart.

Staff Analysis

The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart.

Residential

1631 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-329-003.000-012
1637 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-329-003.000-012
1643 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-329-003.000-012
1701 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-335-008.000-012
1707 Sterling Avenue, Unit 100-101	New Apartment	20-06-09-335-008.000-012
1713 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-335-008.000-012
1719 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-335-008.000-012
1725 Sterling Avenue, Unit 100-105	New Apartment	20-06-09-335-008.000-012

105 Pacific Mews	Mixed Use Building	20-06-05-279-035.000-012
118 Pacific Mews	Mixed Use Building	20-06-05-276-054.000-012
119 Pacific Mews	Mixed Use Building	20-06-05-279-035.000-012
124 Pacific Mews	Mixed Use Building	20-06-05-276-054.000-012
130 Pacific Mews	Mixed Use Building	20-06-05-276-056.000-012
133 Pacific Mews	Mixed Use Building	20-06-05-279-035.000-012

Residential Subdivision

605 Middlebury Street	Single Family Home	20-06-09-126-002.000-012
3343 Vernon Avenue	Single Family Home	20-02-35-351-022.000-027

3347 Vernon Avenue	Single Family Home	20-02-35-351-023,000-027
3350 Vernon Avenue	Single Family Home	20-02-35-351-020,000-027
3351 Vernon Avenue	Single Family Home	20-02-35-351-024,000-027
3354 Vernon Avenue	Single Family Home	20-02-35-351-021,000-027
3355 Vernon Avenue	Single Family Home	20-02-35-351-025,000-027
3359 Vernon Avenue	Single Family Home	20-02-35-351-026,000-027
3358 Vernon Avenue	Single Family Home	20-02-35-352-044,000-027
3400 Vernon Avenue	Single Family Home	20-02-35-352-045,000-027
3404 Vernon Avenue	Single Family Home	20-02-35-352-046,000-027
3405 Vernon Avenue	Single Family Home	20-02-35-352-058,000-027
3408 Vernon Avenue	Single Family Home	20-02-35-352-047,000-027
3409 Vernon Avenue	Single Family Home	20-02-35-352-057,000-027
3412 Vernon Avenue	Single Family Home	20-02-35-352-048,000-027
3413 Vernon Avenue	Single Family Home	20-02-35-352-056,000-027
3416 Vernon Avenue	Single Family Home	20-02-35-352-049,000-027
3417 Vernon Avenue	Single Family Home	20-02-35-352-055,000-027
3420 Vernon Avenue	Single Family Home	20-02-35-352-050,000-027
3421 Vernon Avenue	Single Family Home	20-02-35-352-054,000-027
3424 Vernon Avenue	Single Family Home	20-02-35-352-051,000-027
3425 Vernon Avenue	Single Family Home	20-02-35-352-053,000-027

Commercial

2705 South Nappanee Street	New Commercial Building	20-05-13-428-003,000-002
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Recommendation

Staff recommends that the Plan Commission assign the proposed addresses based on staff recommendation.